



County of Fairfax, Virginia

MEMORANDUM

DATE: 6/26/2017

TO: Distribution List

FROM: Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Department of Planning and Zoning

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. PCA 86-C-119-07/ DPA 86-C-119-03 Concurrent with PRC 86-C-119-02 (Boston Properties LP)

Case Information

Staff Coordinator: **Mary Ann Tsai**

Pre-Staffing:	TBD	Staffing:	TBD
Tentative PC:	TBD	Tentative BOS:	TBD

Note: Reston Core.

Memo Includes Full-Size Development Plans for Noted (●) Addressees: Yes ☐ No ☐

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by **(6/30/17)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

● DPZ Planning Division Chief, Env. & Dev. Review Br. Attn: Denise James	● Fairfax County Park Authority Planning & Development Div. Plan Review Coordinator Attn: Lynne Johnson 4th fl.	Technical Review and Information Resources Attn: Kevin Wastler	Attn: Tracy Strunk, AICP
● DPWES Site and Addressing Attn: Crystal Hamrick	● Northern Va Soil and Water Conservation District Attn: Willie Woode	Fairfax County Public Schools Facilities & Transportation Svcs Office of Design & Construction Services Attn: Eric Brunner	DPZ-ZED Asst. Director Attn: William Mayland
● DPWES Sanitary-Sewer Attn: Lana Tran	● Planning Commission Board of Supervisors <u>Hunter Mill</u> District	Fire & Rescue Dept. Information & Technology Attn: Eric Fisher	DPZ-ZED Attn: Branch Chiefs
● VDOT Attn: David Jordan	● Office of Community Revitalization/Reinvestment Attn: Barbara Byron *CRD/CRA or Tysons only*	● DPWES Site and Dev Svcs Chief, Urban Forestry Branch Attn: Craig Herwig	DPZ-ZED Chief, Proffer Interp. Branch Attn: Suzanne Wright
● Fire Prevention Div Plans Review Section Attn: Dave Thomas/Sandra Ward	Fairfax County Water Authority Planning & Engineering Div. Manger, Planning Dept. Attn: Greg Prelewicz	<u>Information Addressees</u>	DPZ-ZED Admin. Asst., Legal Notices Attn: Rachael Locke
● Fairfax County Public Schools Facilities & Transportation Svcs Facilities Planning Svcs Attn: Jessica Gillis	Dept. of Tax Administration Real Estate Division Director Attn: Tim Shirocky	● Economic Dev. Authority Director, Real Estate Services Attn: Curtis Hoffman	DPZ Chief Zoning Inspector Attn: Mavis Stanfield
● Dept. of Transportation Transportation Planning Chief, Site Analyst Section Attn: Michael Davis	Dept. of Health Div. of Environmental Health	● Planning Commission Executive Director Attn: Jill Cooper	Dept. of Information Technology Technology Infrastructure Div. Attn: Steve Brundage
● Dept. of Housing & Comm. Dev. Housing Development Div.		Clerk to Board of Supervisors Attn: Cathy Chianese	Dept. of Family Services Adult Aging Services AAA, B-3-708 Attn: Jacquie Woodruff
		DPZ-ZED Division Director	Southeast Fairfax Dev. Corp. Attn: Tony Fontana *MV or LEE only*

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/



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EXEMPT

RESTON



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290 TTY 711
www.fairfaxcounty.gov/dpz/zoning/application

APPLICATION #:

PCA 86-C-119-07

DPA 86-C-119-03

(Staff will assign)

Concurrent with
PRC 86-C-119-02

RECEIVED
Department of Planning & Zoning

JUN 09 2017

ZONING APPLICATION

APPLICATION TYPE(S):	RZ <input type="checkbox"/>	PCA <input checked="" type="checkbox"/>	FDP <input type="checkbox"/>	CDPA <input type="checkbox"/>	FDPA <input type="checkbox"/>	DPA <input checked="" type="checkbox"/>	CP <input type="checkbox"/>	Zoning Evaluation Division
	CPA <input type="checkbox"/>	PRC <input type="checkbox"/>	PRCA <input type="checkbox"/>	CSP <input type="checkbox"/>	CSPA <input type="checkbox"/>	AA <input type="checkbox"/>	AF <input type="checkbox"/>	

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

☐ I (We), Boston Properties LP the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the PRC District to the PRC District.

☒ (PCA) This application proposes to amend the proffers approved pursuant to RZ-86-C-119 (case) in order to permit an integrated mix of office, retail, hotel and residential development

Is this a partial PCA? N (Y/N) If Yes, please identify affected acreage: _____

TAX MAP PARCEL(S):

17-3 ((01)) 0029A, 17-3 ((01)) 0029B; Part of 17-3 ((01)) 0005H1; Part of 17-3 ((01)) 0005

TOTAL ACREAGE: 27.32151CURRENT ZONING DISTRICT: PRC

LEGAL DESCRIPTION: Deed Book: 13525 Page No.: 1769

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

12012, 12020 and 12034 Sunset Hills Road, Reston, VA 20190

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

North Side of Sunset Hills Road, East Side of Town Center Parkway, South Side of W&OD Trail

EXISTING USE:	Office & Vacant	PROPOSED USE:	Office/Retail/Hotel/Resident
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MAGISTERIAL DISTRICT:	Hunter Mill	OVERLAY DISTRICT(S):	
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Waiver/Modification of Submission Requirements Requested: ☐

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name: Boston Properties LP			Agent Name: Mark C. Looney		
Address: Street: 2200 Pennsylvania Ave. NW, Suite 200W			Address: Street: 11951 Freedom Dr., Suite 1400		
City: Washington	State: DC	Zip: 20037	City: Reston	State: VA	Zip: 20190
Phone Number: (W): 202-585-0837 (C):			Phone Number: (W): 703-456-8652 (C):		
E-mail:			E-mail: mlooney@cooley.com		

Signature: _____

Date: 6/7/17

DO NOT WRITE IN THIS SPACE

Date Application Accepted: June 23, 2017Application Fee Paid: \$ 39,120.00

PCA/DPA 2017-0175/0176

MAC
6/23/17

EXEMPT

RESTON



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290 TTY 711
www.fairfaxcounty.gov/dpz/zoning/application

APPLICATION #: PRC 86-C-119-02

(Staff will assign)

Concurrent with
PCA 86-C-119-07
DPA 86-C-119-03

ZONING APPLICATION

RECEIVED
Department of Planning & Zoning

JUN 09 2017

Zoning Evaluation Division

APPLICATION TYPE(S):	RZ <input type="checkbox"/>	PCA <input type="checkbox"/>	FDP <input type="checkbox"/>	CDPA <input type="checkbox"/>	FDPA <input type="checkbox"/>	DPA <input type="checkbox"/>	CP <input type="checkbox"/>
	CPA <input type="checkbox"/>	PRC <input checked="" type="checkbox"/>	PRCA <input type="checkbox"/>	CSP <input type="checkbox"/>	CSPA <input type="checkbox"/>	AA <input type="checkbox"/>	AF <input type="checkbox"/>

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

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Is this a partial PCA? N (Y/N) If Yes, please identify affected acreage: _____

TAX MAP PARCEL(S):

Part of 17-3 ((01)) 0029A (Block 1), Entirety of 17-3 ((01)) 0029B (Block 2)

TOTAL ACREAGE: 10.07668

CURRENT ZONING DISTRICT: PRC

LEGAL DESCRIPTION: Deed Book: 13525 Page No.: 1769

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

12012, 12020 and 12034 Sunset Hills Road, Reston, VA 20190

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

North Side of Sunset Hills Road, East Side of Town Center Parkway, South Side of W&OD Trail

EXISTING USE:	Office & Vacant	PROPOSED USE:	Office/Retail/Hotel/Resident
MAGISTERIAL DISTRICT:	Hunter Mill	OVERLAY DISTRICT(S):	

Waiver/Modification of Submission Requirements Requested: ☐

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name:			Agent Name:		
Boston Properties			Mark C. Looney		
Address:			Address:		
Street: 2200 Pennsylvania Ave. NW, Suite 200W			Street: 11951 Freedom Dr., Suite 1400		
City: Washington	State: DC	Zip: 20037	City: Reston	State: VA	Zip: 20190
Phone Number:			Phone Number:		
(W): 202-585-0837	(C):		(W): 703-456-8652	(C):	
E-mail:			E-mail:		
			mlooney@cooley.com		

Signature:

Date: 6/7/17

DO NOT WRITE IN THIS SPACE

PRC 2017-0177

Date Application Accepted: June 23, 2017

Application Fee Paid: \$ 18,425.00

2/23/17
6/23/17

RESTON GATEWAY

DEVELOPMENT PLAN AMENDMENT PROFFERED CONDITION AMENDMENT PLANNED RESIDENTIAL COMMUNITY PLAN

STATEMENT OF JUSTIFICATION

May 12, 2017
Revised June 8, 2017

RECEIVED
Department of Planning & Zoning
JUN 09 2017
Zoning Evaluation Division

I. Introduction

Boston Properties Limited Partnership (the “Applicant”) seeks approval of a Development Plan Amendment (“DPA”), Proffered Condition Amendment (“PCA”), and Planned Residential Community (“PRC”) Plan to develop an integrated mix of office, retail, restaurant, hotel, and residential uses on 27.32151 acres of land (collectively, the “Proposed Development”) located in the Reston Town Center (the “Town Center”) immediately north of the new Reston Town Center Metro Station (the “RTC Metro Station”). As a planned extension of the existing Town Center Urban Core, the Proposed Development will help achieve Fairfax County’s long-term vision of a high-density, transit-oriented development adjacent to the new Metrorail service opening in 2020.

The opening of the RTC Metro Station provides a once-in-a-lifetime opportunity to further enhance Reston Town Center’s success as a walkable, sustainable center where people live, work, play and engage with their surroundings. The Applicant’s Proposed Development, known as Reston Gateway, is fittingly-named for its location at the landing of the RTC Metro Station platform that will serve the much-copied but never duplicated success of the Reston Town Center.

II. Property Description

The Applicant’s Proposed Development is composed of Fairfax County Tax Map Parcels 17-3 ((01)) 29A (“Parcel 1”) and 17-3 ((01)) 29B (“Parcel 2”) and portions of Fairfax County Tax Map Parcels 17-3 ((01)) 5H1 (“Parcel 3”) and 17-3 ((01)) 0005 (“Parcel 4”). Parcels 1, 2, 3 and 4 are collectively referred to as the “Property”. Reston Town Center Office Park, Phase I LP owns Parcel 1, Reston Corporate Center LP owns Parcel 2, and Discovery Square LLC owns Parcel 3 and Parcel 4. The three owners are collectively referred to as the “Owner”.

The Property is bounded to the north by the W&OD Trail, to the south by Sunset Hills Road, to the east with the Discovery Square 1 Building by Reston Parkway, and to the west by Town Center Parkway. Existing development on the Property includes approximately 195,080 square feet of office use in the Discovery Square 2 Building (Parcel 3), two low-rise office buildings consisting of approximately 261,000 square feet and an associated parking garage with 753 parking spaces (Parcel 2), and a surface parking lot containing 613 spaces and a stormwater management pond (Parcel 1). Development is focused on Parcels 1 and 2; Parcels 3 and 4 will remain unchanged with this application.

III. Zoning History

The Property is zoned Planned Residential Community, which grants flexibility in development to allow a variety of uses to meet the daily needs of those who work in, live in, or visit a PRC District. In furtherance of this flexibility, the PRC zoning district regulations contain no set minimum lot area or width, no maximum building height, and no maximum FAR or percentage lot coverage. Rather, the PRC regulations dictate a maximum residential density of 13 persons per acre, but also allow flexibility in the density concentrations of these same residents. In a high-density designated area, such as the Property, a maximum of 60 persons per acre is allowed, which equates to a maximum of 50 dwelling units per acre. The Applicant understands that revisions to the PRC district regulations intended to adjust these density figures is under consideration by the Board of Supervisors.

The Property's rezoning to the PRC district dates back more than 25 years. In the late 1980s, four rezoning cases laid the framework for what is Reston Town Center today. These rezoning cases, identified as RZ 85-C-088, RZ 89-C-025, RZ 86-C-121, and RZ 86-C-119, (collectively the "Original Rezoning") spanned approximately 450 acres and established Reston Town Center as the core of Reston's Planned Residential Community.

The Original Rezoning included a consolidated set of master proffers that bound all the application properties and included broader area-wide standards applicable to all 450 acres comprising the Town Center. Each of the four cases also included property-specific proffers that established development standards for each application area, such as site use, floor area ratio, and building heights. Within the Original Rezoning, the Property is known as Property D and is currently subject to the RZ 89-C-119 (the "1989 Zoning"). The 1989 Zoning required the Property to be developed pursuant to a "blob" development plan (i.e., no specific building designs were included or required), but limited the Property's development to a maximum 1.0 FAR of office and/or research and development uses, with no residential minimums, subject to a maximum 120-foot building height. The existing office building on Parcel 3 was developed pursuant to the 1989 Zoning, while the buildings on Parcel 2 were constructed prior to the 1989 Zoning. Parcel 1 is approved for two additional office buildings containing more than 600,000 gross square feet, although neither has been constructed to date.

Since the original development plans were approved for the Property, right of way has been dedicated, which reduced the Property from the 28.3229 acres shown on the Original Rezoning by 1.00139 acres. Therefore, the area subject to this application is 27.32151 acres.

IV. The Fairfax County Comprehensive Plan

In early 2014, the Board of Supervisors adopted extensive amendments to the Fairfax County Comprehensive Plan (the "Plan") intended to capitalize on the more than \$6 billion investment the region made to extend Metrorail service to and beyond Dulles Airport, with three stops in Reston, including the RTC Metro Station. As more fully explained below, the Applicant's Proposed Development achieves the vision and fulfills the goals and policies outlined in the Plan for the RTC Metro Station, as well as the Land Use Policy Plan and the Urban Parks Framework Policy Plan.

The Plan includes the Property in the North Sub-District of the Reston Transit-Oriented Development District (the “Reston TOD North District”), which envelops 88 acres surrounding the new RTC Metro Station. The Plan designates the Reston TOD North District to be Reston’s “downtown” station, with significant residential and commercial components, but no commuter parking, to build off the success of the existing development in the Reston Town Center. According to the Plan, the Reston TOD should evolve into “a transit-focused neighborhood within ½ mile of the transit station that will encourage pedestrian activity to enliven the area throughout the day and evening, and where the emphasis will be on creating places and connections that are safe, comfortable and attractive for pedestrians and bicyclists.” Substantial redevelopment is expected in the area, with more diverse land uses than currently exist and a wider array of support services.

To achieve these objectives, the Plan designates the Property for Transit Station Mixed Use (“TSMU”) at between a 3.0 and 4.0 FAR. There are no building height limitations provided or required. The Plan also encourages development to be “organized around a large, signature community gathering space” near the station entrance. A balance of residential and nonresidential uses will help promote both day and evening activities and promote efficient transportation usage.

V. Proposed Development: Reston Gateway

Reston Gateway will be a vibrant, intense, mixed-use development that connects the Reston Town Center Urban Core with the RTC Metro Station. The Proposed Development includes 3.94 million square feet of new development across nine blocks, divided into two phases. Specifically, the Applicant proposes two options for the Property: Option 1 (the “Base Case”) and Option 2 (the “Alternative Case”). They contain the following breakdown of uses.

Option 1: Base Case¹	
Use	SF
Retail/Restaurant	182,400
Office*	1,872,080
Hotel	509,000
Residential	1,575,000
Total	4,138,480

(570 keys)
(1,520 units)

Option 2: Alternative Case¹	
Use	SF
Retail/Restaurant	185,400
Office*	1,801,080
Hotel	458,000
Residential	1,694,000
Total	4,138,480

(570 keys)
(1,710 units)

* The office includes the 195,080 in Block 3 that will remain

The major difference between the two options is that the Base Case includes a slightly higher amount of nonresidential uses and comparably less residential square footage when compared with the Alternative Case. The overall density and gross floor area does not differ between the two options and totals approximately 4.138 million square feet at full build-out of the two phases. Having two options allows the Applicant flexibility to respond to market demand and achieve the maximum potential benefit this site has for Reston.

¹ The number of keys and units listed above are approximate and may be refined.

Both cases highlight the Plan's strategies for the Reston TOD North District, which emphasize a balance of both residential and nonresidential uses. The Proposed Development includes a substantial office component that will further enhance employment growth in Reston Town Center, which is now home to many of the region's pre-eminent companies. The office density in the existing Reston Town Center has been instrumental to the Town Center's success with the office population supporting the retail component of the project during traditionally non-peak retail hours. The significant, additional retail uses planned for the Property will contribute to Reston Town Center's image as a destination for quality shopping and entertainment, while also providing convenient services for employees, residents and commuters alike, just as Reston's Urban Core does today. The integrated hotel uses will help promote off-peak utilization of retail and service uses, as well as result in fewer peak-hour vehicle trips.

A. Phasing

The Applicant acknowledges and agrees with the Plan's recognition that development of the Reston TOD North District will be a long-term process. The existing lease commitments on Parcel 2 have led the Applicant to separate its development program into two phases, allowing it to start construction on Phase I as soon as market conditions permit, while leaving Phase II until after the existing leases terminate. As a result, the Applicant requests approval of a PRC Plan only for Phase I of the Proposed Development and will seek approval of a PRC Plan for Phase II at a later date. The PRC Plan will cover 10.07668 acres. A Phase IA may be implemented to allow the construction of Block H prior to the rest of Phase II. Block H is the landing pad for the desired bridge to connect the Property with the Metro station. If Block H is constructed before Phase II, a separate PRC plan would be submitted for that block.

The two phases for each option contain the following breakdown of uses. Each option maintains the 195,080 square feet existing in Block 3, bringing the total square footage when Block 3 is incorporated to 4,138,480.

Option 1: Base Case			
Use	Phase I (SF)	Phase II (SF)	Total SF
Retail/Restaurant	153,000	29,400	182,400
Office	671,000	1,006,000	1,677,000
Hotel	199,000	310,000	509,000
Residential	903,000	672,000	1,575,000
Total	1,926,000	2,017,400	3,943,400

Option 2: Alternative Case			
Use	Phase I (SF)	Phase II (SF)	Total SF
Retail/Restaurant	156,000	29,400	185,400
Office	963,000	643,000	1,606,000
Hotel	148,000	310,000	458,000
Residential	691,000	1,003,000	1,694,000
Total	1,958,000	1,985,400	3,943,400

Phase I will develop four blocks (A through D) on the western half of the Property that is today underutilized land developed with surface parking. Phase I will include the creation of a local street ("Street C") to provide near-term pedestrian access between the RTC Metro Station and the Town Center Urban Core (via the existing connection over the W&OD Trail or a new proposed connection). Phase I also will include a significant urban park along the western edge of Block C to provide an organizing feature for the office, residential, hotel and retail uses contained in the first development phase. Access to Phase I will be provided via Streets C, D and E, coupled with right-in/right-out loading access to the parking below Blocks A, B and C.

As noted above, Phase IA would allow the development of Block H, which is planned for up to 5,000 square feet of Retail/Restaurant at the landing of the desired Metro pedestrian bridge. That density is reflected in the Phase I density totals above. However, because a separate PRC plan would be needed for Block H, it is not specifically identified as developing with the other blocks in Phase I.

As market conditions allow, the Applicant will remove the two existing office buildings located on Parcel 2 and commence Phase II of the Proposed Development, which will require a separate PRC Plan. Phase II will develop five blocks on the eastern half of the Property, including the significant 1.56 acre Central Park area, ultimately completing the total 3.94 million square feet of new development for Reston Gateway. Central Park (discussed in more detail below) is planned to include several active and passive recreation areas, art installations, lawn and patio seating areas, as well as several potential standalone retail buildings that invoke the successes of Bryant Park in New York and the Mosaic District locally. Phase II also includes the opportunity to provide a new vehicular and pedestrian connection to the Urban Core by extending Library Street from the north to Reston Gateway, although obtaining the funding and third-party approvals needed to achieve this connection will require cooperation from Fairfax County and NOVA Parks f.k.a. the Northern Virginia Regional Park Authority (“NVRPA”).

Subject to appropriate funding options and the approval of the Washington Metropolitan Area Transit Authority (“WMATA”), the Applicant is considering, as a Phase IA or as part of Phase II, the construction of a pedestrian bridge over Sunset Hills Road to connect the RTC Metro Station platform with the Proposed Development and to seamlessly channel metro users to the existing Reston Town Center. At the northern end of this pedestrian bridge, the Applicant proposes a Gateway Plaza that may include retail or similar uses, such as a noteworthy restaurant, along with sweeping views of the Proposed Development as pedestrians descend from the Metro station entrance.

Notably, the Discovery Square 2 Building located on Parcel 3, which contains approximately 195,000 square feet of existing office space, will be preserved under all scenarios, although enhancements to the landscaping and stormwater management features are planned to better integrate the new and existing developments.

B. Residential Density

The Reston Gateway Development Plan set (the “Development Plan”) includes calculations to show that the current population of Reston is just shy of approximately 69,000 persons, which includes approved site plans since the May 2008 County Baseline density. This leaves approximately 11,900 persons of available residential density, which translates into over 5,650 multifamily units that could be built at Reston Gateway. As the Applicant is proposing the development of less than 1,710 multifamily units, Reston remains below its recommended maximum population. With the development of Reston Gateway, the density will be 11.5 persons per acre, nearly 9,400 persons below the maximum population recommendation.

Although the Proposed Development follows the PRC zoning regulation for the collective Reston population (i.e., persons per acre) and the Plan’s Reston TOD North District intensity guidelines,

the Applicant's proposal nonetheless exceeds the current zoning limitation of 50 dwelling units per acre for High Density residential areas as set forth in the PRC regulations of the Zoning Ordinance. The Applicant's Proposed Development contains approximately 57 dwelling units per acre in the Base Case and approximately 64 dwelling units per acre in the Alternative Case, including workforce and affordable dwelling units. The Applicant has used the Alternative Case scenario when calculating its overall density on Sheet C3 of the Development Plan, as that reflects the larger amount of residential. The Applicant appreciates that Staff is aware of this misalignment between the PRC zoning regulations and the Plan's intensity recommendations and understands the County is working on a Zoning Ordinance amendment to permit properties zoned PRC, like this one, to achieve the Plan's objectives without necessity to rezone from PRC to another, more accommodating, zoning designation. The Applicant looks forward to working with Staff and the Board of Supervisors to address this conflict.

C. Open Space

Although there are no specific open space requirements dictated by the PRC zoning regulations, the Reston TSA Plan, or the Urban Parks Framework, the Applicant proposes approximately 9.4 acres (35% of the Property) of open space for the public's use. In line with the Urban Parks Framework, and given the Property's location at the landing of the RTC Metro Station, the proposed parks and plazas are designed to be urban in nature and strategically located to weave throughout the Property. The Applicant's system of open space will be highly visible and easily accessible to connect the Metrorail transit, the W&OD Trail, and the Reston Town Center Urban Core.

As noted above, the centerpiece of the Property's urban parks system will be the over 14,000 square feet dedicated to a central, urban park that will support all uses within Reston Gateway and foster remarkable public engagement with the storefronts and streetscapes. By including small retail and commercial uses in the park, this integration will create ongoing outdoor and social interaction throughout the day and evening. This park will be the central spine of the Property, connecting each block internally, all while promoting pedestrian and bicycle mobility directly from the RTC Metro Station into the Town Center Urban Core.

D. Architecture

The Proposed Development is being designed to cohesively extend the highly successful Reston Town Center to the south to connect with the Metro station. It takes its inspiration from the Urban Core and will continue the highly activated streetscapes that those impressive buildings frame, while meeting the densities and objectives specified in the Reston TOD North District. The architecture will integrate the highest caliber of materials, including brick, stone, wood, metal and glass, to create iconic buildings that will clearly denote one's arrival in Reston. Buildings are strategically sited proximate to the sidewalks with minimum four-foot building zones throughout to facilitate easy transitions from the outdoor spaces to the interior environment. Schematic architectural drawings will be provided as the project progresses.

E. Urban Parks Framework

Within the Plan, the Urban Parks Framework describes the characteristics and features of urban parks, allowing room for flexibility as urban and park forms evolve over time. A well-defined and innovative urban park will serve a diverse range of uses and users, therefore fostering ongoing social interaction and outdoor enjoyment. This framework provides a conceptual outline of qualities for successful open spaces within an urban environment, all of which the Applicant has integrated into the Reston Gateway design.

F. Connectivity

The grid-like network of pedestrian and vehicular connections throughout the Property connect the RTC Metro Station to the Reston Town Center Urban Core, amplifying the Plan's vision of an accessible and safe, transit-focused neighborhood. Significant bicycle- and pedestrian-dominated streetscapes allow comfortable and safe connectivity throughout the Property. Many blocks have an additional building zone to encourage outdoor dining and congregating, further highlighting the importance of the pedestrian and social interaction. In addition to ample, 6-foot wide sidewalks, an amenity panel ranging in width from 8 to 8.5 feet will buffer pedestrians from vehicular traffic, supporting a safe and comfortable experience to walk through the site. The only location the amenity panel dips below 8-feet is along the east side of Street F, where it is anticipated that many pedestrians will walk through the adjacent Central Park.

External access to and from Reston Gateway will be strengthened with an additional bike and pedestrian connection leading from Street F to and over the W&OD Trail, although coordination with and approval from NVRPA is required. That connection will connect bikers and pedestrians directly with the Town Center Urban Core. The existing connection that leads directly to the W&OD Trail, proximate to the northwest corner of Central Park, is proposed to be preserved and enhanced. These access points ensure a safe route for cohesive connectivity among the Reston Metro Station, the W&OD Trail, and the Reston Town Center Urban Core. An additional connection, for both cars and pedestrians, is planned along Library Street, as is the on-street bike lane and sidewalk along Town Center Parkway, for a total of four connections from the Property to the Urban Core.

As noted above, the Applicant anticipates connecting Sunset Hills Road to Bluemont Way by extending Library Street through the Property. Although this connection ultimately depends on Fairfax County and NVRPA approvals, the Applicant's designs accommodate the road's future construction, whether by the Applicant or by others. Having the ultimate connection of Library Street will allow Reston Gateway to become a true extension of the Town Center Urban Core, creating one cohesive grid.

VI. Land Use Policy Plan

In addition to the Reston TOD North District recommendations, the Land Use Policy Plan also includes 16 guidelines for Transit-Oriented Development. The Applicant's Proposed Development achieves each and every one of these important standards:

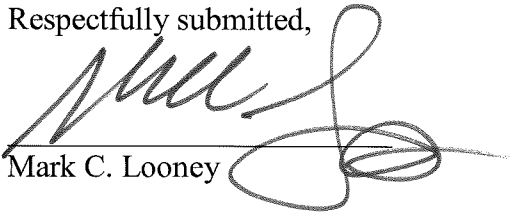
1. Transit proximity and station area boundaries: The location of Reston Gateway focuses and concentrates the highest density or land use intensity close to the rail transit station.
2. Station-specific flexibility: The Applicant has followed the station-specific Reston TSA guidelines to understand the unique characteristics and needs of the particular station area to ensure the appropriate development intensity and mix of land uses.
3. Pedestrian and bicycle access: Reston Gateway will provide safe pedestrian and bicycle travel to and from and within the station area.
4. Mix of land uses: Reston Gateway will promote a mix of uses to ensure the efficient use of transit, promote increased ridership during peak and off-peak travel periods in all directions, and encourage different types of activity throughout the day.
5. Housing affordability: Reston Gateway will provide for a range of housing opportunities by designating Workforce Dwelling Units (WDUs) per the Comprehensive Plan policies.
6. Urban design: The Applicant's plans promote excellence in urban design, including site planning and streetscape and building design that create a pedestrian-focused sense of place.
7. Street design: Reston Gateway will provide a grid of safe, attractive streets for all users, while providing connectivity throughout the site and to and from adjacent areas.
8. Parking: Reston Gateway will encourage the use of transit while maximizing the use of available parking throughout the day and evening and minimizing the visual impact of parking structures and surface parking lots.
9. Transportation and traffic: Reston Gateway will promote a balance between the intensity of TOD and the capacity of the multimodal transportation infrastructure provided and affected by TOD, as well as provide for and accommodate high quality transit, pedestrian, and bicycle infrastructure and services and other measures to limit single occupant vehicle trips.
10. Vision for the community: The Applicant will strive to achieve a broadly inclusive, collaborative, community participation process in order for the Fairfax community and County to evaluate the Proposed Development.
11. Regional framework: The location of Reston Gateway provides an efficient land use pattern by concentrating growth around the RTC Metro Station.
12. Environmental considerations: The Applicant will seek opportunities for mitigating environmental impacts of development, including, but not limited to, environmentally-efficient building design and construction and comprehensive stormwater management.
13. Economic benefits: Reston Gateway will create an employment base and encourage commercial revitalization adjacent to transit facilities with the integration of office, retail and restaurant space on the Property.
14. Open space: Reston Gateway will provide publicly-accessible, high-quality, usable open space.
15. Public facilities and infrastructure: The Applicant's Proposed Development includes several active and passive recreation areas that will provide important public gathering spaces.
16. Phasing of development: The Applicant has ensured that the Proposed Development is phased in such a way as to include an appropriate mix of uses in each phase.

VII. Conclusion

The Applicant's Proposed Development of the Property is in conformance with and highlights the goals of the Reston TOD North District recommendations. It achieves a vibrant and integrated mixed-use community as an extension of the Reston Town Center Urban Core, fully utilizing the investment of the Metrorail Silver Line extension.

The planned amenities and attractions for a dynamic live-work-play community ensure Reston Gateway will be a successful mixed-use environment around the RTC Metro Station. This site has the ability to be a major hub of regional connectivity and can be a significant destination for Reston and greater Fairfax County. The Applicant contends the Proposed Development will transform the Property to its utmost potential, strengthening the economic and cultural vitality Reston Town Center holds as a regional destination that consistently receives national accolades.

Respectfully submitted,



Mark C. Looney

Zoning Ordinance Modification and Waiver Requests

1. Section 2-505.1, Use Limitations on Corner Lots. *On every corner lot within the triangle formed by the street lines of such lot and a line drawn between points on such lines as established below, there shall be no structure or planting of such nature and dimension as to obstruct sight distance other than a post, column or trunk of a tree (but not branches or foliage), which is not greater than one (1) foot in cross section or diameter.*

The Applicant requests a modification of this section for the ability to develop "corner lots" as shown on the Development Plan, permitting an urban build-to line that engages the pedestrian-focused streetscape. This proposed approach will achieve the urban design goals for the Reston Transit Station Area and provide adequate spacing for open space and social interaction along the local streets of the Property.

2. Section 2-506.2, Structures Excluded From Maximum Height Regulations. *A parapet wall, cornice or similar projection may exceed the height limit established for a given zoning district by not more than three (3) feet, but such projection shall not extend more than three (3) feet above the roof level of any building.*

The Applicant requests a modification of this section in order to screen mechanical equipment and to provide additional architectural elements above the main roof line. A majority of the mechanical equipment is located on the roofs of the development, and the uses may require fencing, screening and barriers exceeding three feet for safety, comfort, and compliance with building code and the U.S. Occupational Safety & Health Administration. The added height of the screening walls will improve the overall aesthetics of the project by further screening the mechanical equipment.

3. Section 13-202, Interior Parking Lot Landscaping. *Any parking lot of twenty (20) or more spaces shall be provided with interior landscaping covering not less than five (5) percent of the total area of the parking lot. Such landscaping shall be in addition to any planting or landscaping within six (6) feet of a building, any planting or landscaping required as peripheral planting by Sect. 203, and any transitional screening as may be required by Sections 302 and 303.*

The Applicant is not constructing any permanent at-grade surface parking lots on the Property. Instead, the parking will be underneath the buildings and/or below grade, with complementary on-street parallel spaces. Therefore, the Applicant requests a waiver of this section since surface parking lots are not proposed. Although there may be a very limited amount of parking exposed to natural light on the tops of garages, that condition poses an excessive challenge for planting, due to lack of irrigation.

4. Section 17-201-7, Improvements to be Provided. *Installation of adequate 'No Parking' signs along travel lanes or service drives to prohibit parking on same. Such signs shall be located on each curbed side, no more than fifty (50) feet apart.*

The Applicant requests a waiver of this section requiring the installation of adequate "no parking" signs on each curbed side of travel lanes or service drives. In an urban setting,

curb extensions or “bulb-outs” are an innovative way to prohibit parking while increasing pedestrian spaces in key locations without the use of unsightly and distracting street signs. As a successful urban design feature, these bulb-outs extend the sidewalk into the parking lane, which provides increased pedestrian visibility, shortens crossing distances, and slows turning vehicles. The Applicant seeks the use of bulb-outs in lieu of “no parking” signs to bolster the pedestrian comfort throughout Reston Gateway.

5. Section 13-300, Transitional Screening and Barriers. *Transitional screening and barriers shall be provided in accordance with the matrix presented at the end of this Article and in accordance with the provisions of this Section and Sections 303 and 304.*

The Applicant requests a waiver of this section as the Proposed Development meets the Plan's intent for mixed-use development. Creating the barriers used in traditional districts would have an adverse impact on the development's success as an integrated community. Similar to the established Reston Town Center Urban Core, the desired mixed-use environment is best achieved without additional barriers and screening.

6. Section 11-203, Off-Street Loading, Minimum Required Spaces. *Minimum off-street loading spaces accessory to the uses hereinafter designated shall be provided in accordance with the schedule provided in Section 11-203 of the Zoning Ordinance.*

The Applicant seeks a modification of this section to allow a reduction in the number of loading spaces required on a block-by-block basis. Throughout the site as a whole, the required loading is calculated to be a minimum of 24 spaces. The Proposed Development will provide 24 spaces across the entire Property, but when calculated on a block-by-block basis, some blocks fall short of their individual requirements. Notwithstanding to the above, each mixed-use development block has a minimum of 2 loading spaces. The Applicant has worked diligently to design the layout of Reston Gateway to ensure the safety and comfort of the bike and pedestrian grid, and has thus arranged the loading spaces to be respective of that. As a result, loading spaces are all located internal to buildings or in below-grade parking structures. Further, despite this requested modification, each mixed-use block has at least two loading spaces.

7. Section 17-201, Improvements to be Provided. *Construction of trails or walkways in accordance with the general location shown on the adopted comprehensive plan together with such other connecting trails or walkways within the limits of the site plan.*

The Applicant requests a modification of this section as appropriate for the required trail along Sunset Hills Road in favor of the streetscape shown on the Development Plan. The Countywide Trails Plan Map designates a minor paved trail of four feet (4') to nearly eight feet (7'11") to be located on the southern border of the Property parallel to Sunset Hills Road, where the Applicant has planned for on-street 5-foot wide bike lanes. Given that this section of Sunset Hills is the connection point to the Metro and therefore the entrance to the urban core, the Applicant believes the on-street bike lanes are the more urban option. The Applicant supplements the on-street bike lane along the northern side of Sunset Hills with an adjacent 8.5-foot amenity panel, which then leads to the 6-foot wide spacious sidewalk and the minimum 4-foot paved building zone. Aside from the minor paved trail,

the Applicant is meeting all the Comprehensive Plan and Countywide Trails Plan requirements for both Sunset Hills Road and the rest of the project.

8. Section 11-202.4, Off-Street Loading, General Provisions. *No loading space or berth shall be located within forty (40) feet of the nearest point of intersection of the edges of the travelway or the curbs of any two streets*

The Applicant seeks this modification to allow flexibility in the location of loading spaces to preserve the urban nature of the site. With the inclusion of urban parks and plazas, the Applicant has worked diligently to design the layout of Reston Gateway so that loading spaces are situated in such a way as not to disturb the pedestrian experience. As a result, loading spaces are all located internal to buildings or in below-grade parking structures. Because of this design, trucks will not be obstructing intersections or parked in the right-of-way.

9. Section 17-201.14 Improvements To Be Provided. *Installation of street lights in accordance with the provisions of the Public Facilities Manual.*

The Applicant seeks a modification from the street light installation provisions of the Public Facilities Manual in order to implement innovative design for the urban streetscapes of Reston Gateway. The Applicant will install adequate street lighting to ensure pedestrian and cyclist safety and the enhancement of crime deterrence. With the integration of parks and plazas with the urban-scale streetscapes of the Proposed Development, the Applicant seeks flexibility from the Public Facilities Manual to install street lights appropriate for an urban environment.

Public Facilities Manual Modification and Waiver Requests

1. Section 12-0508, Tree Preservation Target. *The percentage of the development site covered by all tree canopy (regardless of health or condition) at the time of plan submission shall equate to the minimum portion of the total 10-year tree canopy requirement of the Chapter 122 of the Code that should be met by means of tree preservation.*

The Applicant requests a modification of this section to preserve flexibility for future subdivision of the Property. Although the Applicant is meeting the tree preservation target across the entire Property, if the Property is later subdivided, some portions may fall short of the 10 percent requirement, while others would be in excess. The modification is justified by Section 12-0508.3A(1), as meeting the Tree Preservation Target on such subdivided lots may preclude the development of uses or densities otherwise allowed by the Zoning Ordinance. The Applicant will submit a written request for the aforementioned modification to satisfy Section 12-0508.4A(1) to implement a deviation from the Tree Preservation Target.

2. Section 8-0201.3, Trails, General Information. *Trails shown on the Countywide Trails Plan shall be constructed by the developer where these trails abut or cross property to be developed or improved.*

The Applicant requests a modification of this section as appropriate for the required trail along Sunset Hills Road in favor of the streetscape shown on the Development Plan. The Countywide Trails Plan Map designates a minor paved trail of four feet (4') to nearly eight feet (7'11") to be located on the southern border of the Property parallel to Sunset Hills Road, where the Applicant has planned on-street 5-foot wide bike lanes. Given that this section of Sunset Hills is the connection point to the Metro and therefore the entrance to the urban core, the Applicant believes the on-street bike lanes are the more urban option. The Applicant supplements the on-street bike lane along the northern side of Sunset Hills Road with an adjacent 8.5-foot amenity panel, which then leads to the 6-foot wide spacious sidewalk and the minimum 4-foot paved building zone. Aside from the minor paved trail, the Applicant is meeting all the Comprehensive Plan and Countywide Trails Plan requirements for both Sunset Hills Road and the rest of the project.

3. *Section 7-0403.4 (99-07-PFM) Entrances. All two-way commercial entrances, including entrances to townhouse or multi-family dwelling developments and private streets, shall be a minimum of 30-feet wide at the back of the entrance return.*

The Applicant requests a waiver of this section to allow the entrance to be less than 30 feet wide at the back of the entrance return in favor of that shown on the Development Plan. The Applicant seeks this reduction to maintain flexibility for the final site plan. Additionally, this reduction will act as a traffic calming measure by slowing vehicles turning through pedestrian and bike pathways, which will improve walkability as it shortens the distance of roadway pedestrians need to cross.

4. *Section 12-0510.4E(5), 10-Year Tree Canopy Requirements. Trees planted to provide all or part of the 10-year Tree Canopy Requirements shall be shown on a landscaping plan in accordance with § 12-0515. These trees shall be planted as per § 12-0705 et. seq. with the minimum size planting area provided for each tree according to its projected 10-year tree canopy area as found in Table 12.17 The minimum width of any planting area shall be 8 feet, measured from the interior of the sides of the restrictive barrier such as curb or pavement. Trees shall be located no closer than 4 feet from any restrictive barrier, or as determined appropriate by the Director to facilitate the peripheral parking lot landscaping requirements of Article 13 of the Zoning Ordinance.*

The Applicant requests a modification of this section to permit the use of structural cells or approved alternate systems to allow reduction of the minimum planter opening area shown in Table 12.17 of the Public Facilities Manual, to permit less than 8-foot planting width, and to permit trees to be located closer than 4 feet to a restrictive barrier for trees used to meet the tree canopy requirements.

Due to the urban nature of the site, in very limited areas of the Property the amenity panel will fall below the 8-foot requirement. This allows flexibility for increased building zones and urban plazas without disrupting the planned sidewalks and overall right of way. The Applicant will use structural cells or approved alternate systems for locations with less than 8 feet planting width to provide attractive landscaping in the proposed urban public spaces. Additionally, the use of structural cells will make the plaza areas more inviting without

detracting from the pedestrian experience by needing to reduce the width of the pedestrian paths.

For any trees planted in a less than 8-foot width, a specified amount of structural soil, as determined by Urban Forest Management ("UFM"), will be provided to ensure the growth and long-term survivability of any such tree. The Applicant is confident that with the appropriate vegetation type, the provision of structural soil for root growth, installation and maintenance, 4- to 6-foot planting areas will allow the landscaping to flourish.

This modification will also allow flexibility in landscape design throughout the urban public spaces and plaza areas at the time of final engineering and site design. With diligent landscape design, this reduction is necessary to maintain the urban-scale streetscapes that will be safe and comfortable for pedestrians. In the event the Applicant reduces the minimum planting opening areas, the Applicant will work with the Director on the site's final design.

Development Plan Amendment

DPA 86-C-119-03

Applicant: BOSTON PROPERTIES LP
Accepted: 06/23/2017
Proposed: AMEND DEVELOPMENT PLAN APPROVED WITH RZ 86-C-119

Area: 27.32 AC; DISTRICT - HUNTER MILL
Zoning Dist Sect:
Located: NORTH SIDE OF SUNSET HILLS ROAD, EAST SIDE OF TOWN CENTER PARKWAY, SOUTH SIDE OF THE WASHINGTON & OLD DOMINION TRAIL

Zoning: PRC
Overlay Dist: EX
Map Ref Num: 017-3- /01/ /0005 (pt.) /01/ /0005H1 (pt.) /01/ /0029A /01/ /0029B

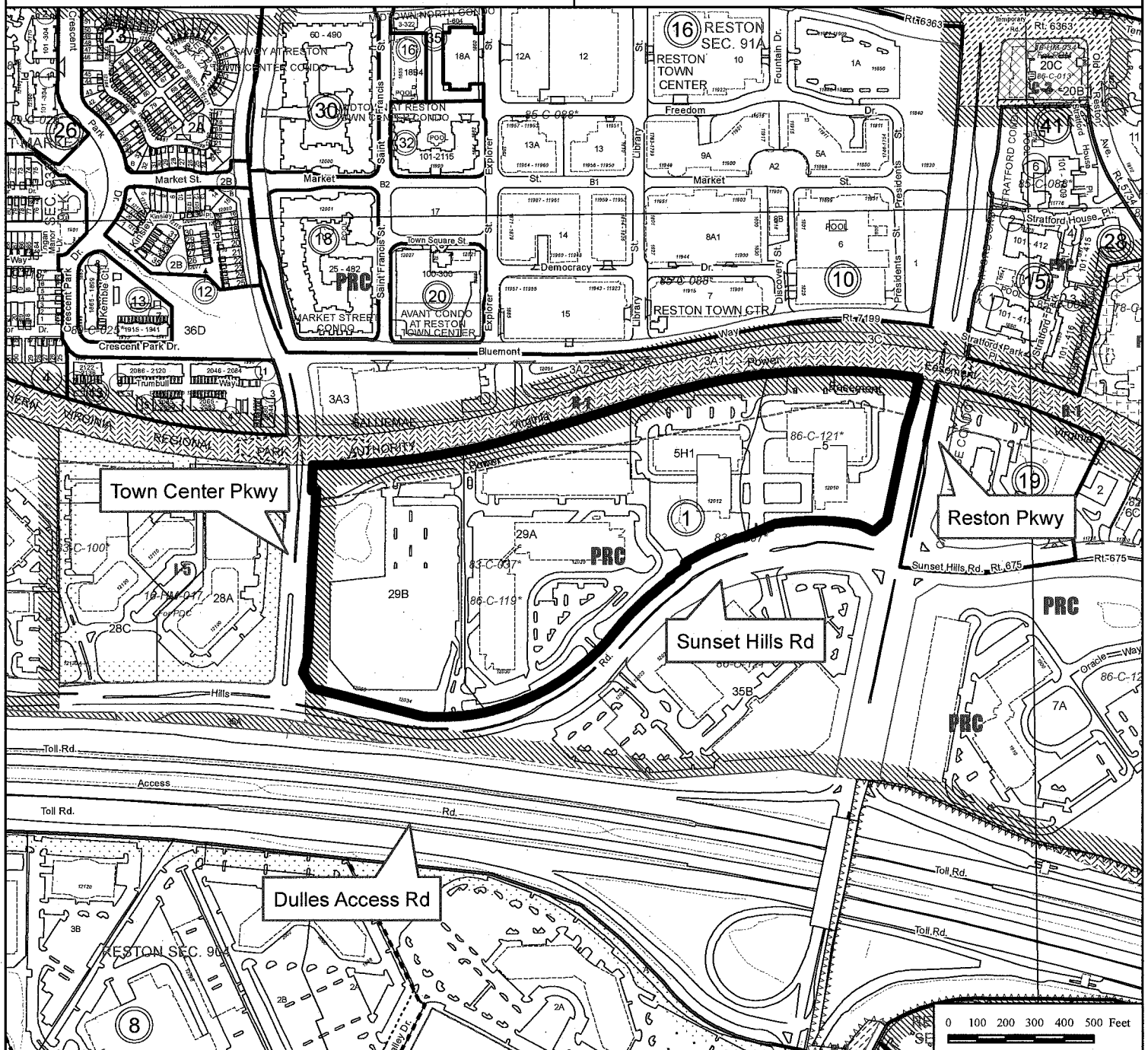
Proffered Condition Amendment

PCA 86-C-119-07

Applicant: BOSTON PROPERTIES LP
Accepted: 06/23/2017
Proposed: AMEND PROFFERS APPROVED WITH RZ 86-C-119

Area: 27.32 AC; DISTRICT - HUNTER MILL
Zoning Dist Sect:
Located: NORTH SIDE OF SUNSET HILLS ROAD, EAST SIDE OF TOWN CENTER PARKWAY, SOUTH SIDE OF THE WASHINGTON & OLD DOMINION TRAIL

Zoning: PRC
Overlay Dist: EX
Map Ref Num: 017-3- /01/ /0005 (pt.) /01/ /0005H1 (pt.) /01/ /0029A /01/ /0029B

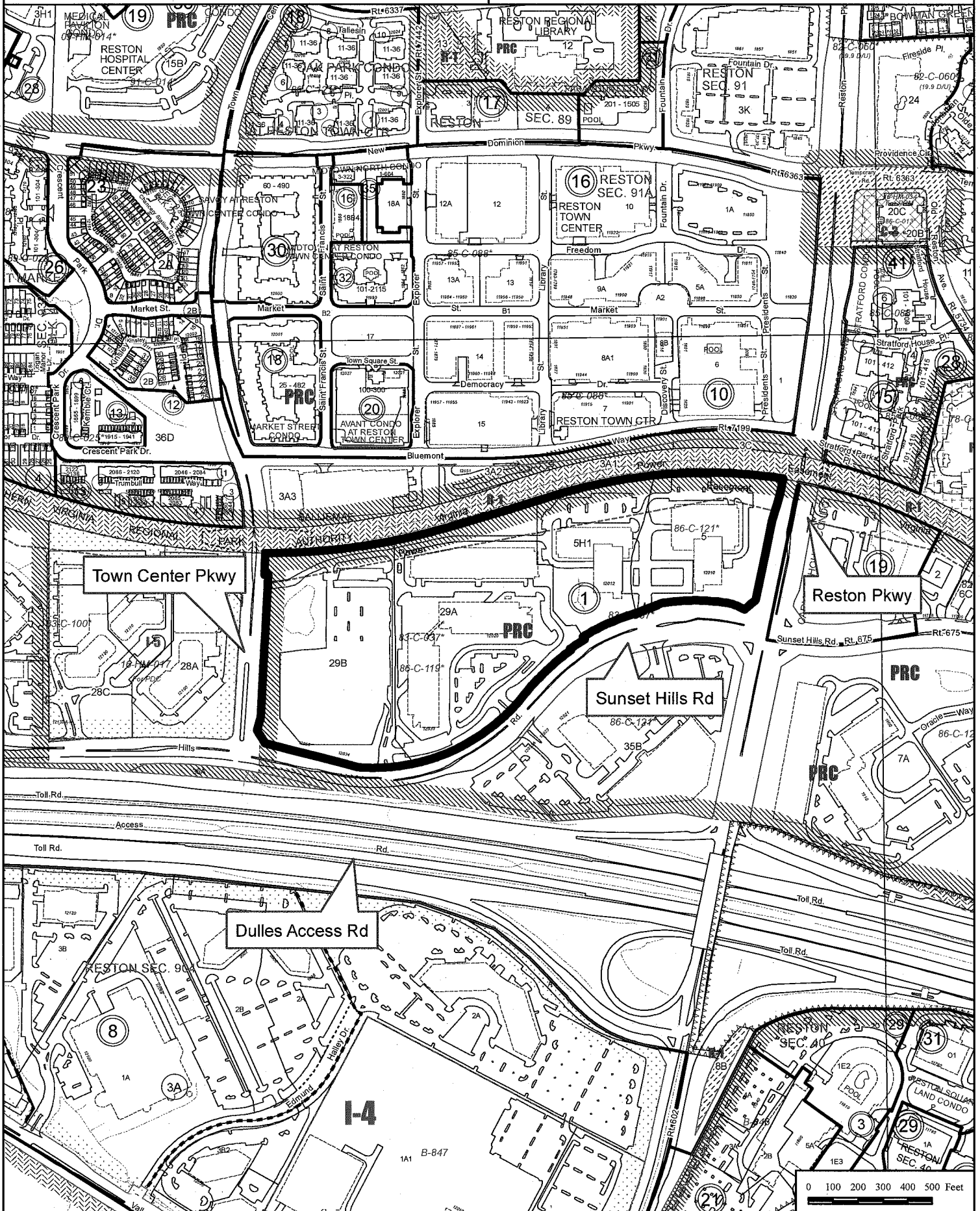


Development Plan Amendment

DPA 86-C-119-03
BOSTON PROPERTIES LP

Proffered Condition Amendment

PCA 86-C-119-07
BOSTON PROPERTIES LP



Planned Residential Community
PRC 86-C-119-02

Applicant:
Accepted:
Proposed:

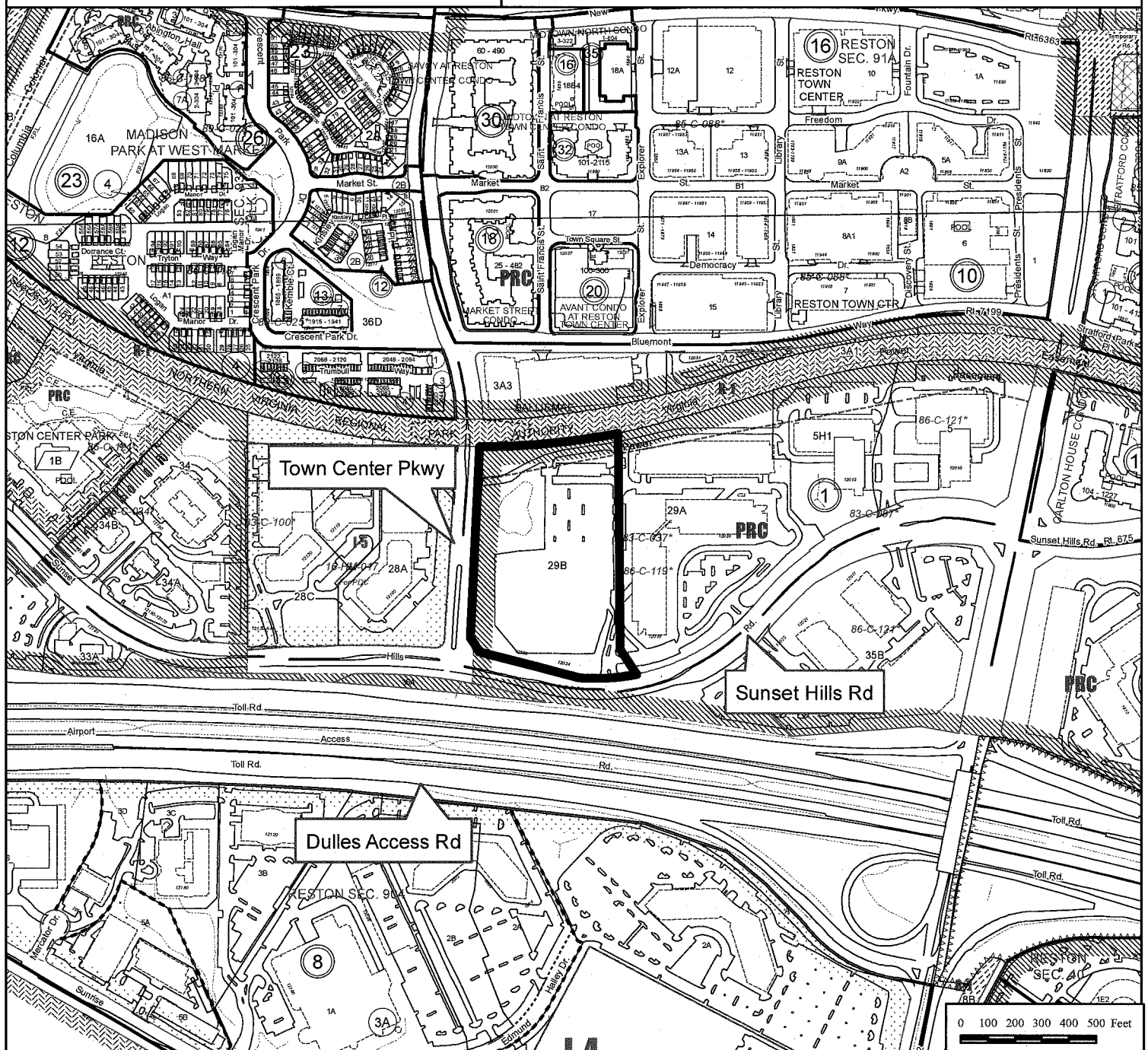
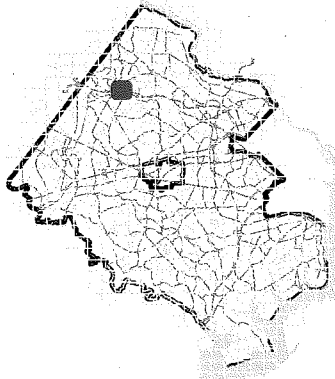
BOSTON PROPERTIES LP
06/23/2017
MIXED USE

Area:
Zoning Dist Sect:
Located:

10.08 AC; DISTRICT - HUNTER MILL
NORTH SIDE OF SUNSET HILLS ROAD, EAST SIDE
OF TOWN CENTER PARKWAY, SOUTH SIDE OF THE
WASHINGTON & OLD DOMINION TRAIL

Zoning:
Overlay Dist:
Map Ref Num:

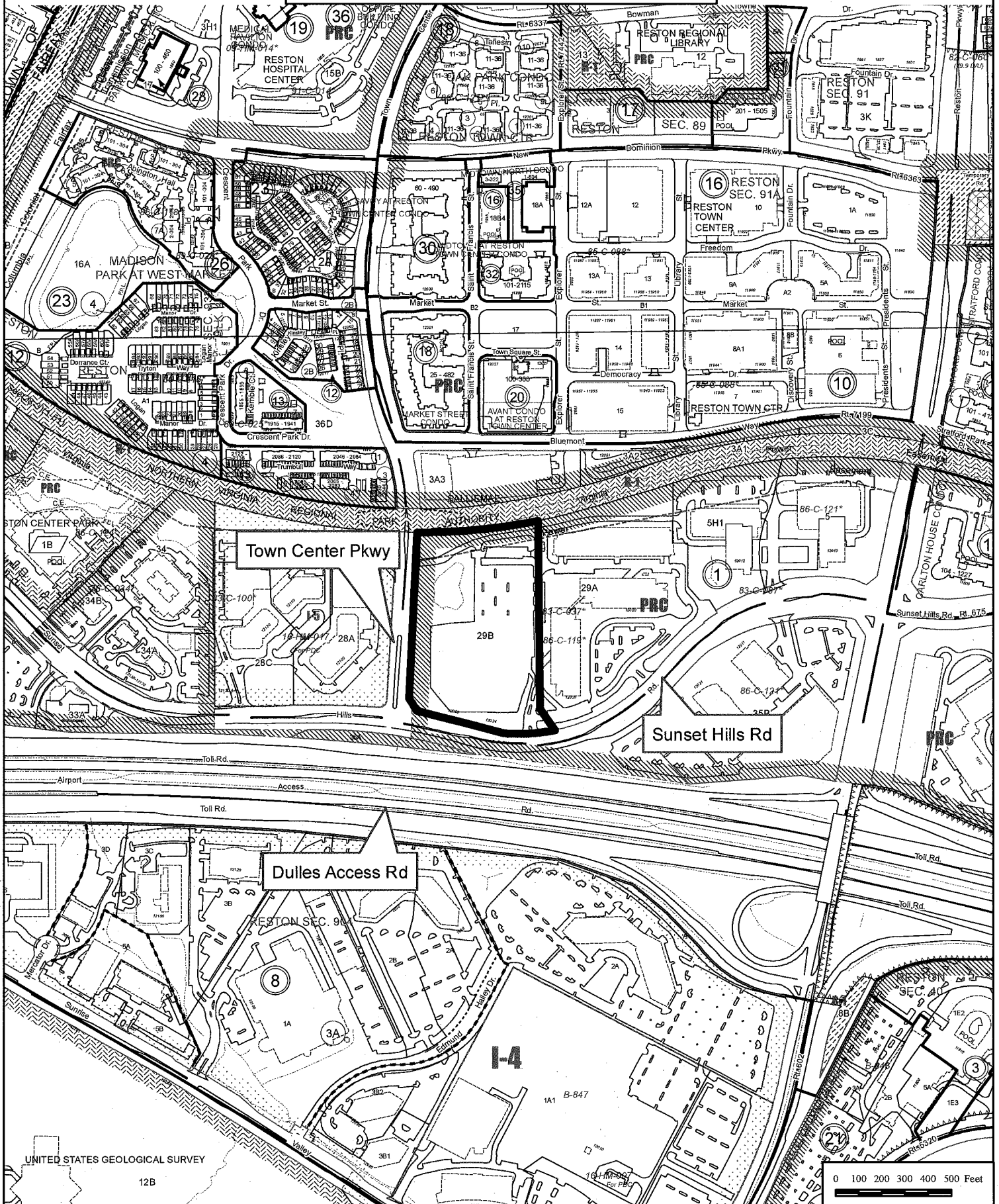
PRC
EX
017-3- /01/ /0029A (pt.)
/01/ /0029B



Planned Residential Community

PRC 86-C-119-02

BOSTON PROPERTIES LP



DEVELOPMENT PLAN AMENDMENT / PROFFERED CONDITION AMENDMENT/ PRC PLAN

DPA / PCA / PRC

FOR

RESTON SECTION 93

BLOCKS 1, 2, 3, & 4

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning
JUN 22 2017
Zoning Evaluation Division

APPLICANT

Boston Properties LP
2200 Pennsylvania Ave.
Suite 200W
Washington, D.C. 20037

OWNERS

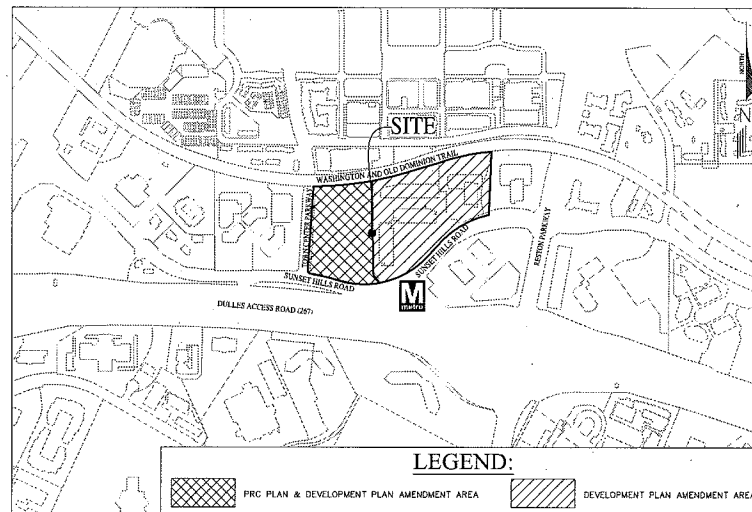
Discovery Square LLC
c/o Boston Properties LP
2200 Pennsylvania Ave.
Suite 200W
Washington, D.C. 20037

Reston Town Center Office Park, Phase I LP
c/o Boston Properties LP
2200 Pennsylvania Ave.
Suite 200W
Washington, D.C. 20037

Reston Corporate Center LP
c/o Boston Properties LP
2200 Pennsylvania Ave.
Suite 200W
Washington, D.C. 20037

VICINITY MAP

SCALE : 1" = 500'



SHEET INDEX

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L3.0	OPEN SPACE CHARACTER
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L3.2	PARK CHARACTER IMAGES
L3.3	STREETSCAPE IMAGES
L4.0	TREE CANOPY PLAN
L4.1	CANOPY TABULATIONS
L5.0	PLANTING CONDITIONS KEY
L5.1	PLANTING DETAILS
L6.0	SECTIONS KEY
L6.1	SECTIONS
L6.2	SECTIONS
L6.3	SECTIONS
L6.4	SECTIONS
L6.5	SECTIONS

CIVIL ENGINEER

URBAN, Ltd.
7712 Little River Turnpike
Annandale, VA 22003
703-642-8080

LANDSCAPE ARCHITECT

Sasaki Associates, Inc.
64 Pleasant Street
Watertown, MA 02472
617-926-3300

ARCHITECTS

Cooper Carry
625 North Washington Street
Suite 200
Alexandria, VA 22314
703-519-6152

SCB
625 N. Michigan Avenue
Suite 800
Chicago, IL 60611
1-312-896-1100

ATTORNEY

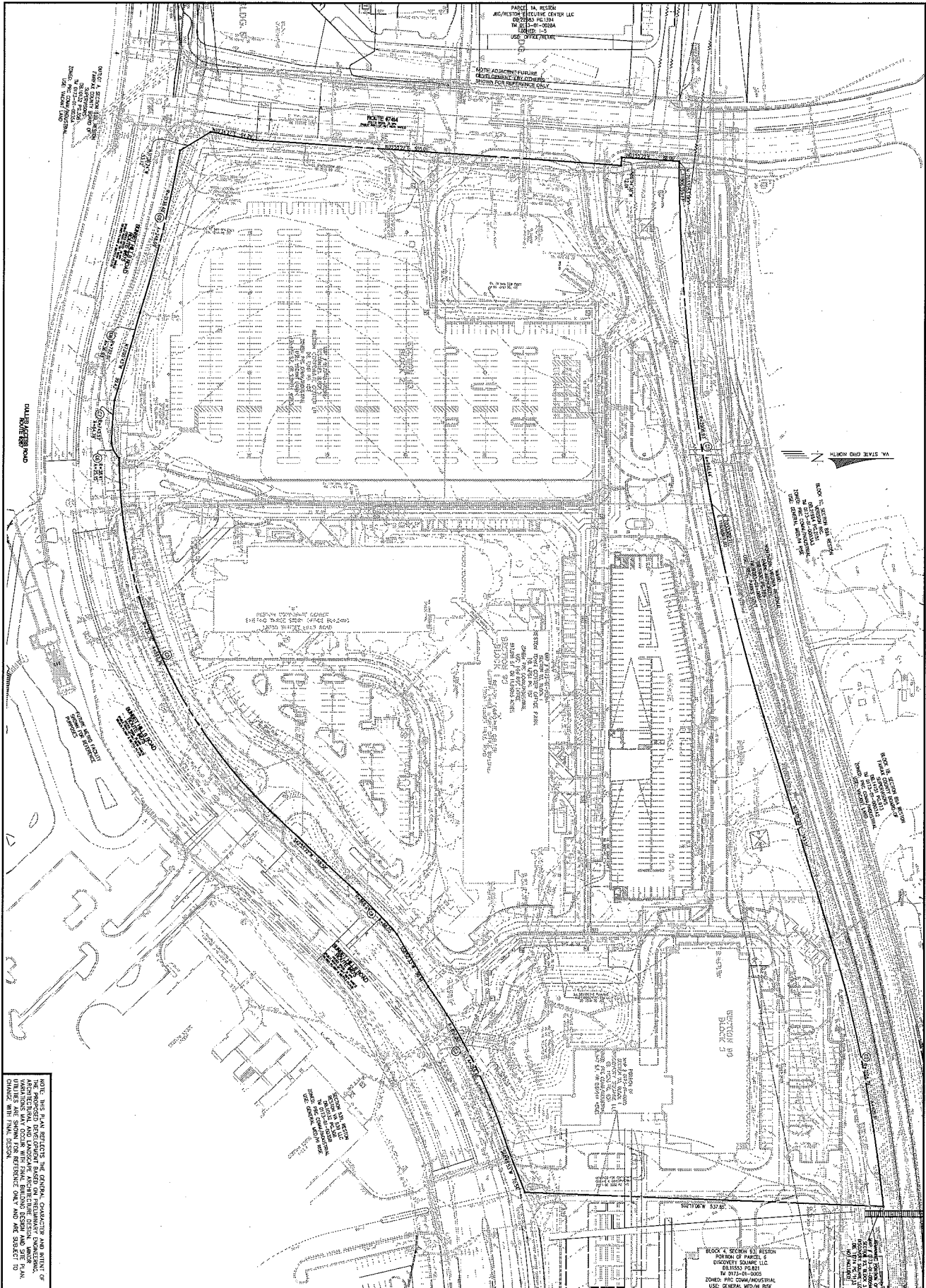
Cooley LLP
One Freedom Square, Reston Town Center
11951 Freedom Drive
Suite 1400
Reston, VA 20190-5656
703-456-8000

TRAFFIC ENGINEER

WELLS + ASSOCIATES
11220 Assett Loop
Suite 202
Manassas, VA 20109
703-365-9262

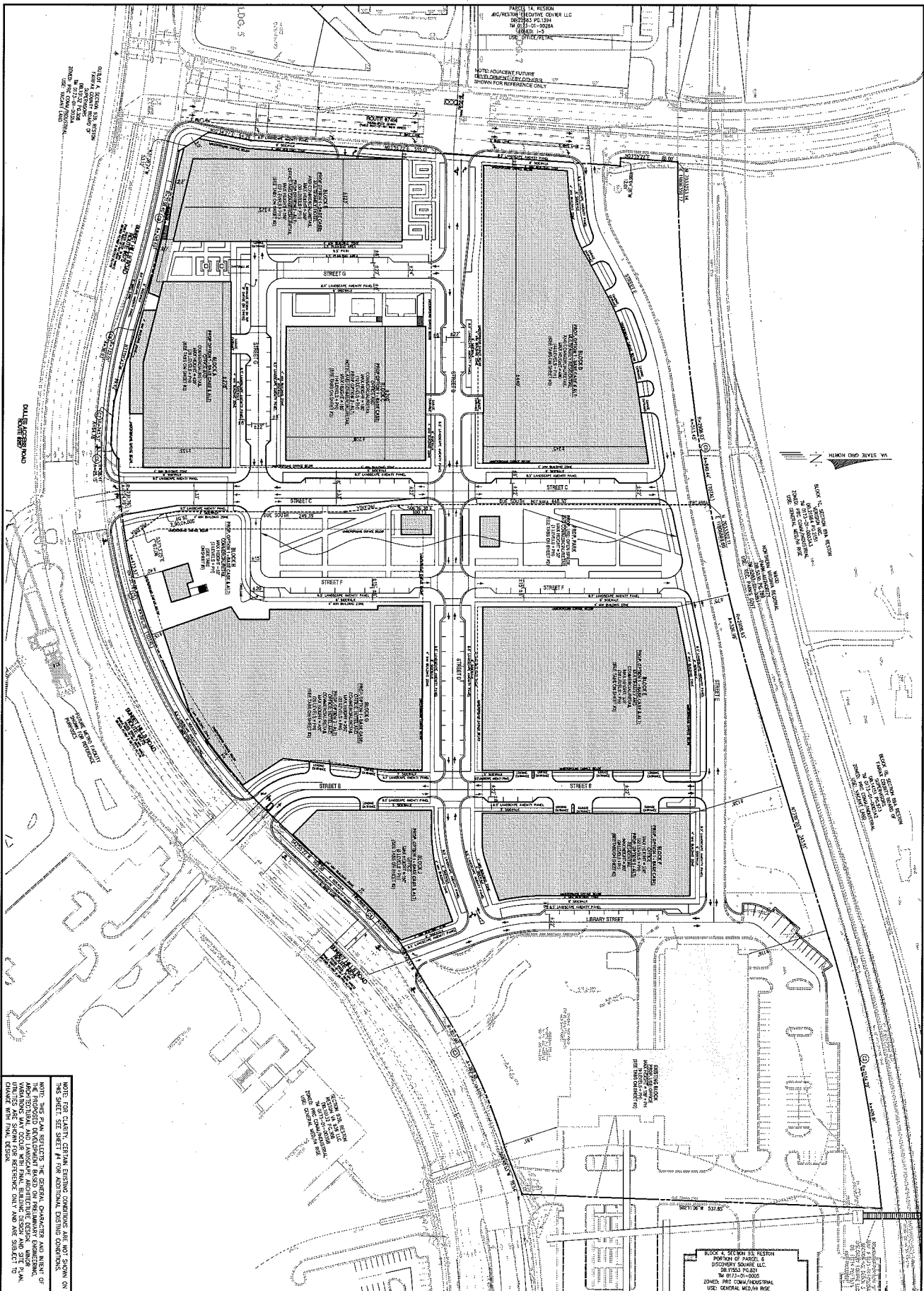
PLAN DATE 05-10-17 06-05-17	APPROVED DATE: 06/05/17 BY: [Signature] PROJECT: 2017-001 SHEET: 17 FILE No. ZP-2248
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SCALE: N/A



NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING. THE PROPOSED DEVELOPMENT IS BASED ON PRELIMINARY ENGINEERING. THE PROPOSED DEVELOPMENT IS BASED ON PRELIMINARY ENGINEERING. THE PROPOSED DEVELOPMENT IS BASED ON PRELIMINARY ENGINEERING.

<p>EXISTING CONDITIONS RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p>		<p>SCALE: 1"=60'</p>	<p>CL: #2</p>	<p>DATE: MAY, 2017</p>	<p>PLAN DATE 05-10-17 06-03-17</p>	<p>REVISIONS</p>
<p>Urban Ltd. 2000 Technology Center Chantilly, Virginia 20151 TEL: 703.423.2300 WWW.URBANLTD.COM</p>		<p>NO. DATE DESCRIPTION</p>				



NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING WORK. ANY COULD VARY FROM BUILDING DESIGN AND SITE PLAN. OWNER WITH FINAL DESIGN.

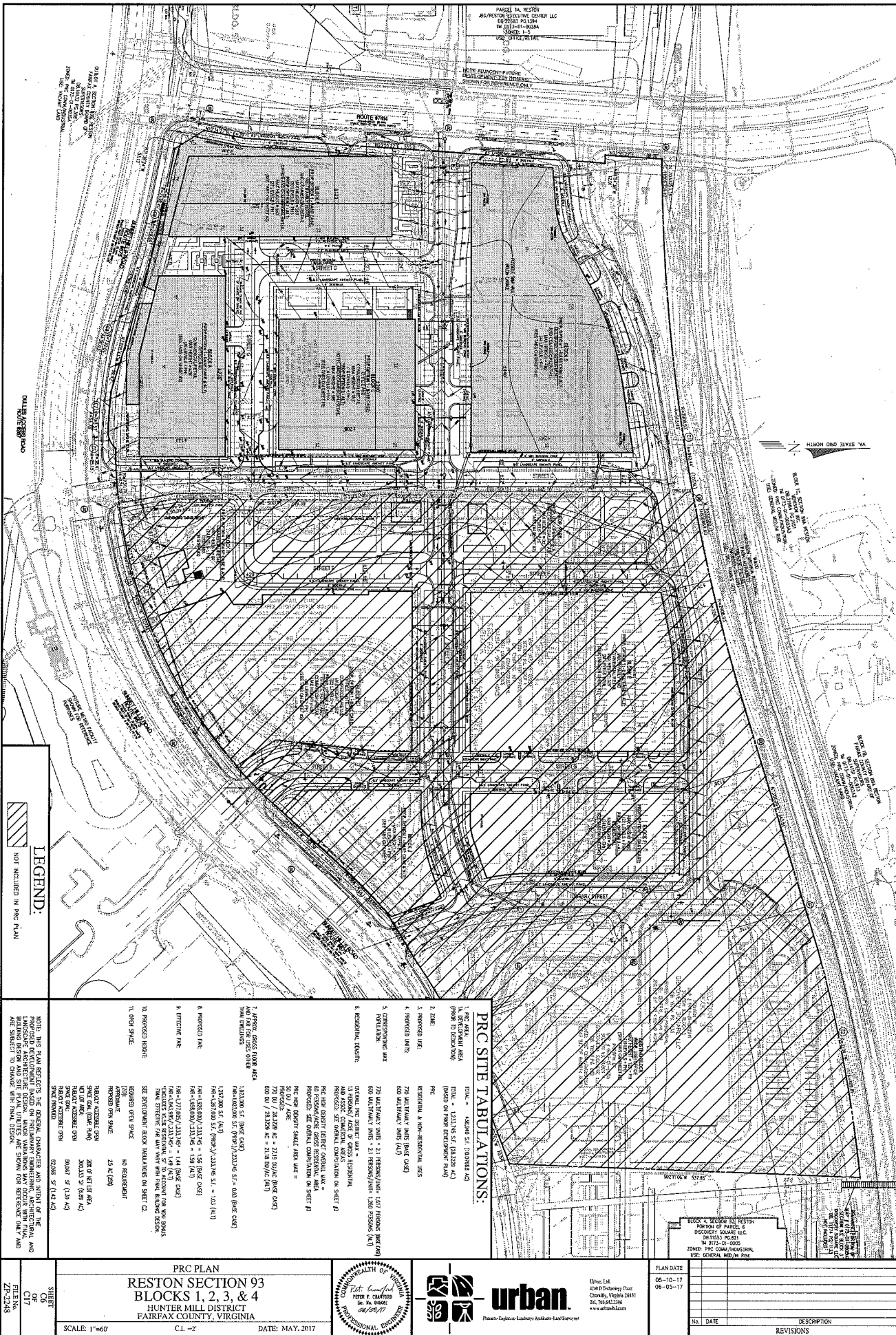
DEVELOPMENT PLAN AMENDMENT
RESTON SECTION 93
BLOCKS 1, 2, 3, & 4
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=60'
 C.I. & N/A DATE: MAY, 2017



urban
 Planning • Design • Landscape Architecture • Urban Services

Urban Ltd.
 48873 Interlocking Court
 Chantilly, Virginia 20151
 Tel: 703.462.2308
 www.urbanllc.com

PLAN DATE:	
05-10-17	
06-05-17	
REVISIONS	
No.	DATE



SWM/BMP PRELIMINARY COMPUTATIONS

©2013 Virginia Runoff Reduction Method New Development Compliance Spreadsheet - Version 3.0

Project Name:	Reston Gateway Rezoning (Phase 2 - New Development)
Date:	February 6th 2017

SAEP Design Specifications List:

Site Information

Post-Development Project (Treatment Volume and loads)

	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space (acres) – undisturbed, protected forest/open space or old-growth forest	0.00				
Managed Forest (acres) – clear-cut, graded forest or other: tall to		3.57	3.79		7.30
Impervious Cover (acres)		6.95	6.95		13.70
	2.80				24.00

Constant:

Annual Rainfall (inches)	43
Target Rainfall (Event) (inches)	1.00
Total Phosphorus (TP) (mg/L)	0.26
Total Nitrogen (TN) (mg/L)	1.86
Target TP load (lb/acre/yr)	0.41
TP (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)

LAND COVER SUMMARY – POST DEVELOPMENT

Forest/Space Cover (area)	
Weighted IV (Forest)	0.00
% Forest	0.00
Weighted IV (Urban)	7.00
% Urban	0.21
Weighted IV (Agriculture)	20%
% Agriculture	16.70
Weighted IV (Water)	0.55
% Water	70%
Weighted IV (Barren)	34.00
% Barren	0.73

Treatment Volume (ccm-ft)	1,450L
Treatment Volume (cubic feet)	63.155
1" Lead (lb/ft)	39.69
7N Lead (lb/ft)	283.91
International Packages Only	

DEQ Virginia Runoff Reduction Method New Development Compliance Spreadsheet - Version 3.

GNP Design Specifications List

Summary

Total Rainfall = 43 inches

Site Land Cov

	A soils	B soils	C soils	D soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	3.51	3.79	0.00	7.30	30
Impervious Cover (acres)	2.80	6.95	8.55	0.00	16.70	70
					24.00	100

Site By _____ Site IV and Land Cover Nutrient Loads _____

Treatment Volume (ft ³)	63,185
TP Load (lb/yr)	39,69
TN Load (lb/yr)	28,51
Total TP Load Reduction Required (lb/yr)	29,85

Site Compliance Summary

Total Runoff Volume Reduction (ft ³)	24,005
Total TP Load Reduction Achieved (lb/yr)	29.95
Total TN Load Reduction Achieved (lb/yr)	118.11
Remaining Post Development TP Load (lb/yr)	9.74
Remaining TP Load Reduction (lb/yr) Required	0.631

Drainage Area Summary

	D.A.A	D.A.B	D.A.C	D.A.D	D.A.E	Total
Forest/Open (acre)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Forest (acre)	7.30	0.00	0.00	0.00	0.00	7.30
Impervious Cover (acre)	16.70	0.00	0.00	0.00	0.00	16.70
Total Area (acres)	24.00	0.00	0.00	0.00	0.00	24.00

Drainage Area Compliance Summary

	D.A.A	D.A.B	D.A.C	D.A.D	D.A.E	Total
TP Load Reduced (lb/yd)	29.95	0.00	0.00	0.00	0.00	29.95
TN Load Reduced (lb/yd)	118.11	0.00	0.00	0.00	0.00	118.11

Drainage Area A Summary

	A soils	B soils	C soils	D soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	3.51	3.79	0.00	7.30	30
Impervious Cover (acres)	2.60	6.55	6.55	0.00	16.70	70
					24.00	

BMP Selections

Practice	Managed Turf Credit Area (acres)	ImperVIOUS Cover Credit Area (acres)	BMP Treatment Volume (ft ³)	TP load from Up load from Practice (lb)	Unretained TP load to Practice (lb)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
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Runoff Volume and CN Calculations

	1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)	2.62	3.17	4.87

Runoff Volume and CN Calculations

	Drinking Area A	Drinking Area B	Drinking Area C	Drinking Area D	Drinking Area E
Drinking Area A	85	0	0	0	0
Drinking Area B	0	85	0	0	0
Drinking Area C	0	0	85	0	0
Drinking Area D	0	0	0	85	0
Drinking Area E	0	0	0	0	85
Drinking Area F	0	0	0	0	0
Drinking Area G	0	0	0	0	0
Drinking Area H	0	0	0	0	0
Drinking Area I	0	0	0	0	0
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Drinking Area JY	0	0	0	0	0
Drinking Area JZ	0	0	0	0	0

SEE SHEET 7 FOR BMP MAP AND NARRATIVE



PLAN DATE			
05-10-17			
06-09-17			
No.	DATE	DESCRIPTION REVISIONS	

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Nolo Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance Sections:

Special Permits (Sect. 8-011 2J & 2L)	Special Exceptions (Sect. 8-011 2J & 2L)
Cluster Subdivisions (Sect. 8-015 1G & 1N)	Commercial Revitalization Districts (Sect. 8-022 2A (12) & (14))
Development Plans PRC District (Sect. 16-302 3 & 4L)	PRC Plan (Sect. 16-303 1E & 1 O)
FDP P Districts (Sect. 16-502 1A (6) & (17))	Amendments (Sect. 16-302 1O & 1X)

- 2 A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 8.

Fig. 3. *Bradyrhizobium*

Facility Name/ Type & No. <small>(e.g., 100,000 sq. ft. warehouse, 100,000 sq. ft. retail store)</small>	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft)
UNDERGROUND BWM	127.32	0	127.32	140,000	1240,000	N/A
Totals:	127.32	0	127.32	140,000	1240,000	N/A

- | | | | |
|----|--|---|--|
| 4 | Coastal drainage channels (contingency) and pipe systems are shown on Sheet(s) _____ | 6 | Port and tidal outlet pipe systems are shown on Sheet(s) _____ |
| 5 | Time of maintenance access road closures to the site is shown on Sheet(s) _____ | 6 | |
| 6 | Landscaping and tree preservation in and near the stormwater management facility(ies) are shown on Sheet(s) _____ | 6 | Landscaping, groundbreak, ground, and |
| 7 | Stormwater management and BMP (retention) within Virginia Road, Richmond Sewer/Solids and the site are shown on Sheet(s) _____ | 6 | _____ |
| 8 | A description of existing conditions of each numbered site outlet reflected downstream from the site to a point which is at least 100 feet the site area or which has a drainage area of at least one square mile (40 acres) is provided on _____ | 6 | _____ |
| 9 | A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outlet will be satisfied per Stormwater Management Ordinance and Public Utilities Manual are shown on Sheet(s) _____ | 6 | _____ |
| 10 | Existing topography with maximum contour interval of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) _____ | 6 | _____ |
| 11 | A section survey is required for _____ | 6 | _____ |
| 12 | Stormwater management is not required because _____ | 6 | _____ |

NOTE: INFORMATION PROVIDED IS FOR PRELIMINARY ENGINEERING PURPOSES & SUBJECT TO CHANGE WITH FINAL ENGINEERING.

THE SUBJECT PROPERTY LIES IN THE SUGARLAND RUN WATERSHED.

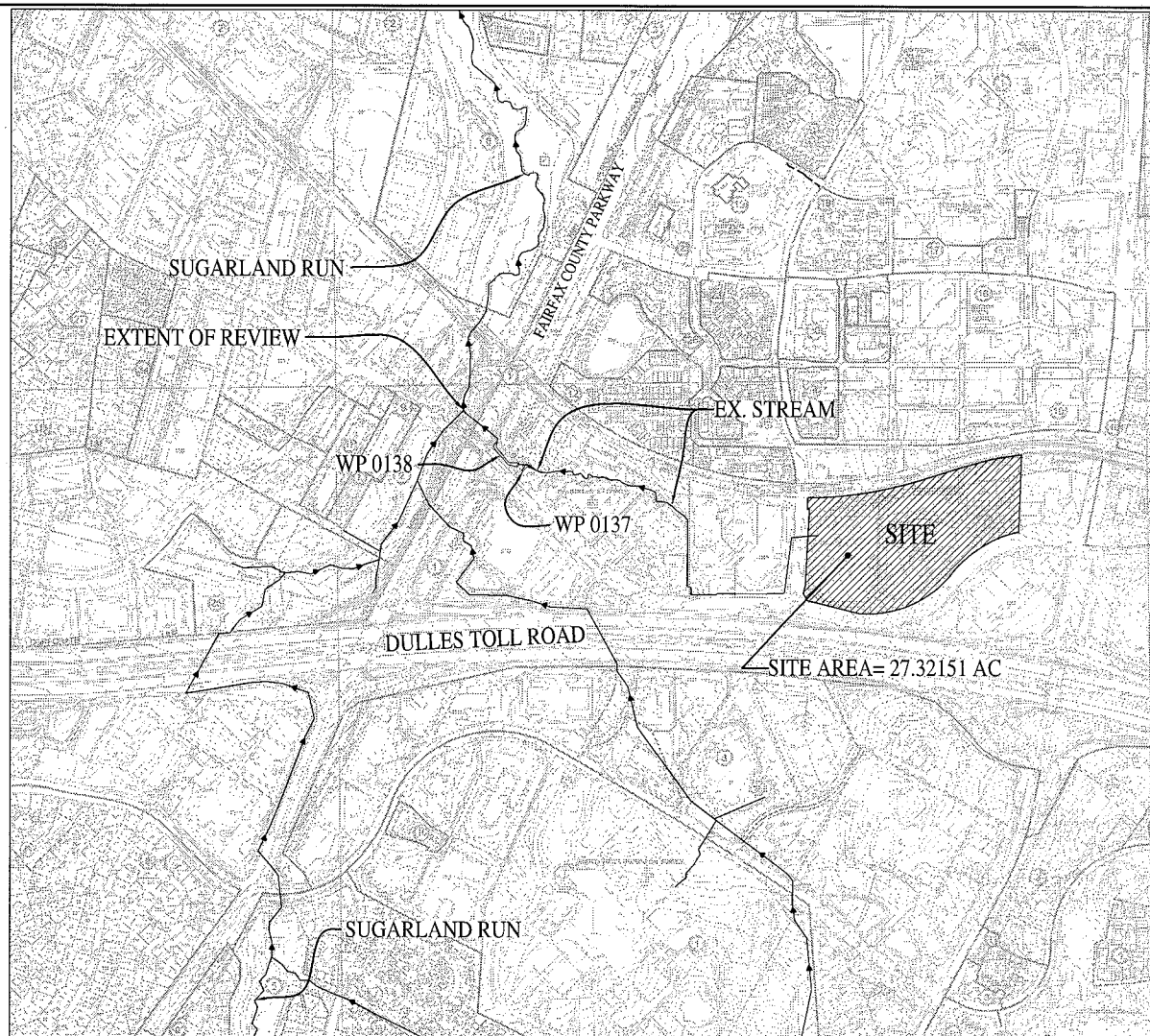
RUNOFF IS PICKED UP IN DRAINAGE INLETS THROUGHOUT THE SITE AND IS COLLECTED IN AN EXISTING ONSITE WET POND. THE SITE IS DEVELOPED TO REPLACE THIS EXISTING DRAINAGE AND SW FACILITIES. THE RUNOFF IS THEN CONVEYED VIA CLOSED CONDUIT UNDER TOWN CENTER PARKWAY AND INTO AN EXISTING 60"/72" STORM SEWER RUNNING SOUTH THEN WEST ALONG THE NORTH SIDE OF SUNSET HILLS ROAD BEFORE HEADING NORTH AND OUTFALLS TO AN EXISTING MANMADE DITCH APPROXIMATELY ±900' WEST OF THE SITE, WHICH IS LOCATED WITHIN A 2003 RPA.

JUST DOWNSTREAM OF THIS OUTFALL, THIS DITCH ENTERS A 100 YEAR FLOODPLAIN, WHICH IS A TRIBUTARY OF SUGARLAND RUN. THE RUNOFF CONTINUES TO FLOW WEST UNTIL IT OUTFALLS INTO TWO WET PONDS IN SERIES (WPQ317 AND WPQ318). THESE PONDS DISCHARGE TO THE WEST, UNDERNEATH FAIRFAX COUNTY PARKWAY, AND INTO SUGARLAND RUN. THE DRAINAGE AREA TO THIS POINT IS MORE THAN ONE SQUARE MILE.

IN SUMMARY, IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE, THE OUTFALL HAS BEEN DESCRIBED TO THE POINT WHERE THE DRAINAGE AREA OF THE RECEIVING WATERCOURSE EXCEEDS 100 TIMES THE AREA OF THE SITE THAT DRAINS TO IT OR TO A FLOODPLAIN THAT DRAINS AN AREA OF AT LEAST ONE SQUARE MILE (640 AC), WHICHEVER COMES FIRST. (SEE OUTFALL MAP PROVIDED ON THIS SHEET).

IT IS THE OPINION OF URBAN, LTD. THAT THE ADEQUATE OUTFALL REQUIREMENTS HAVE BEEN MET.

AT THE TIME OF FINAL SITE PLAN, THE SITE OUTFALL WILL BE ANALYZED IN ACCORDANCE WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL AND CHAPTER 124 OF THE FAIRFAX CODE. THE REQUIREMENTS ARE PROPOSED TO BE MET WITH A COMBINATION OF UNDERGROUND STORAGE VAULTS AS WELL AS VARIOUS LID AND WATER QUALITY MEASURES.



SCALE: 1"=400'

OUTFALL ANALYSIS

RESTON SECTION 93
OUTFALL ANALYSIS

LOCKS 1, 2, 3, & 4
HUNTER MILL DISTRICT
AIREX COUNTY, VIRGINIA

SCALE: AS NOTED

CL=2'

DATE: MAY 2017

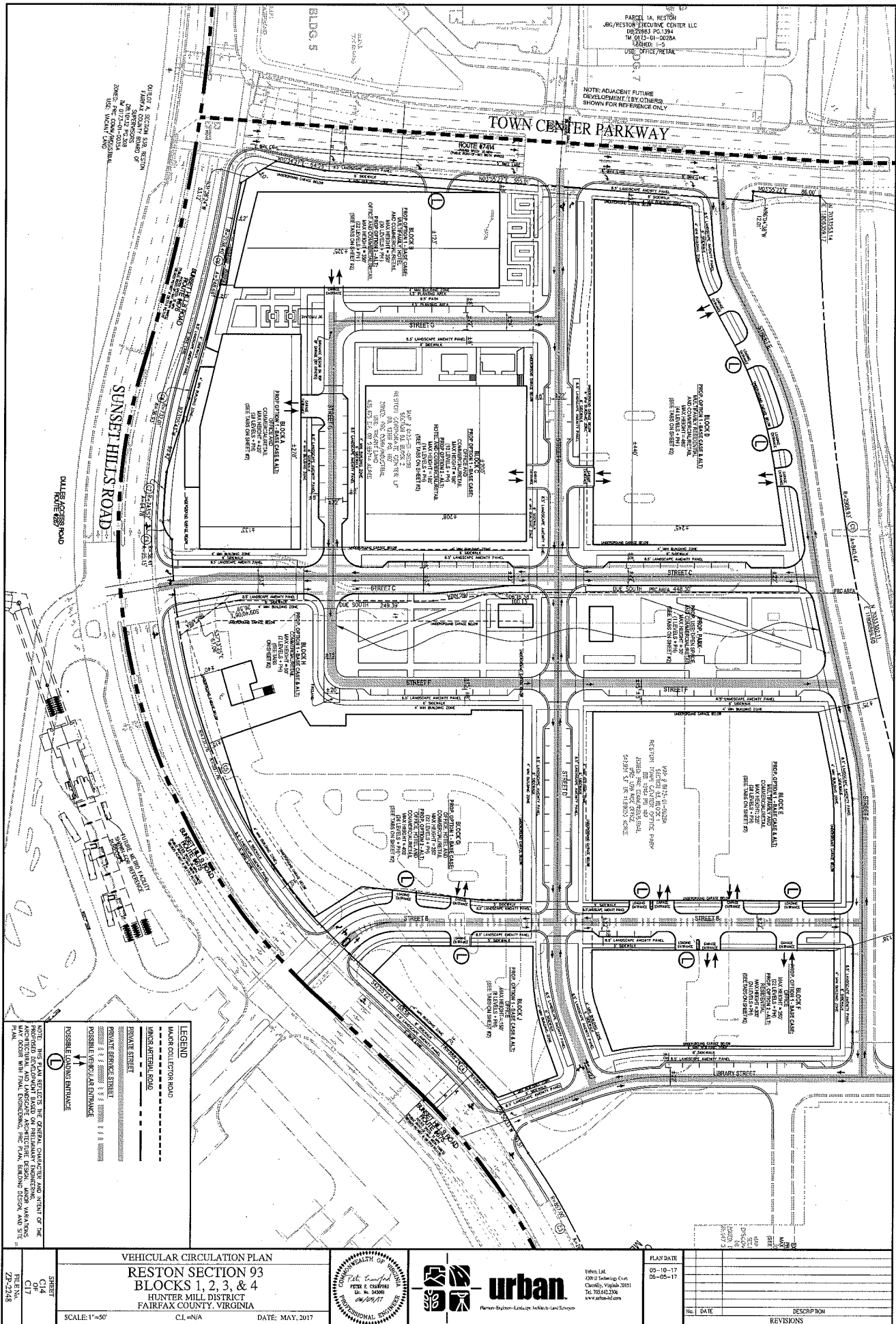
FAIRFAX COUNTY, VIRGINIA

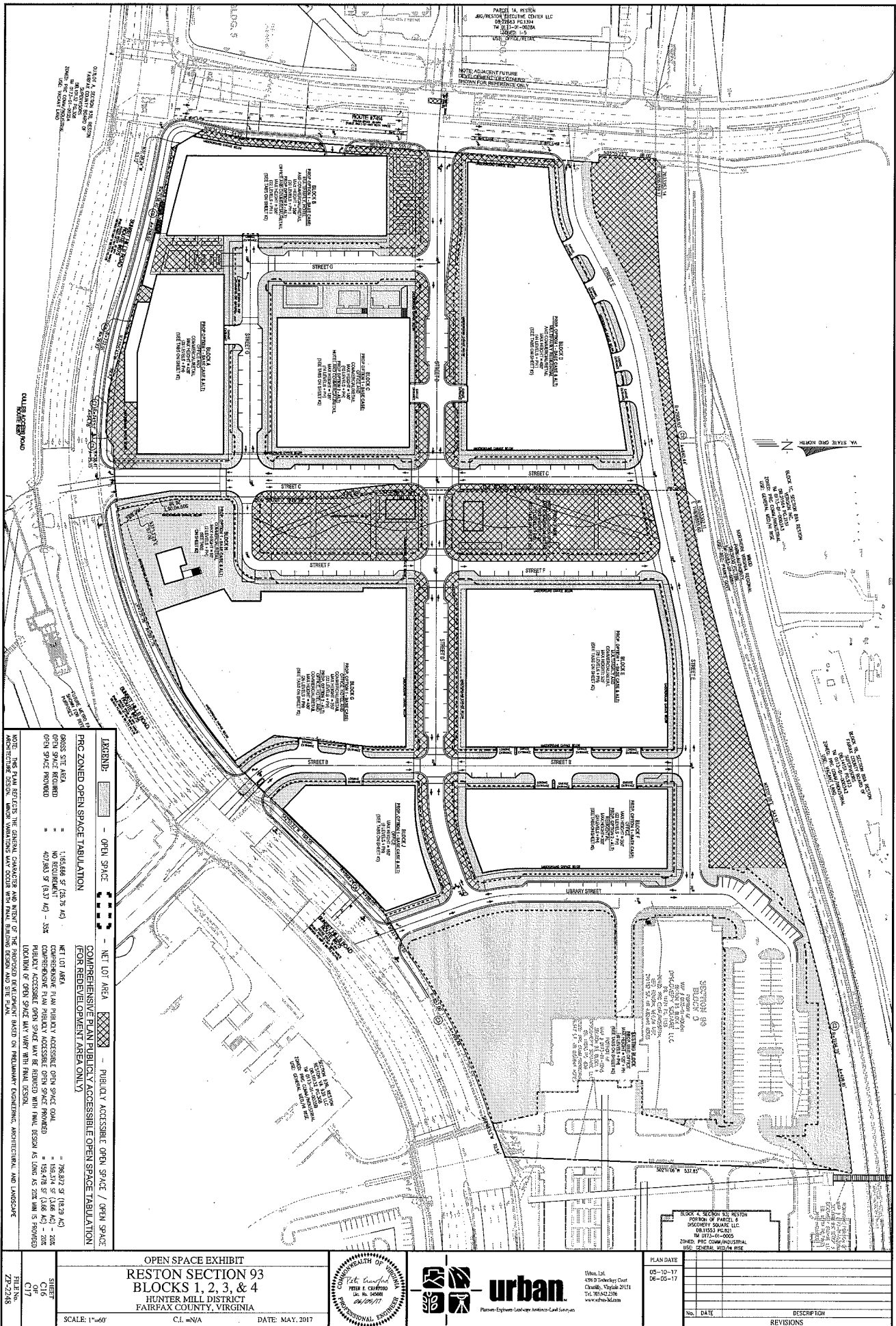
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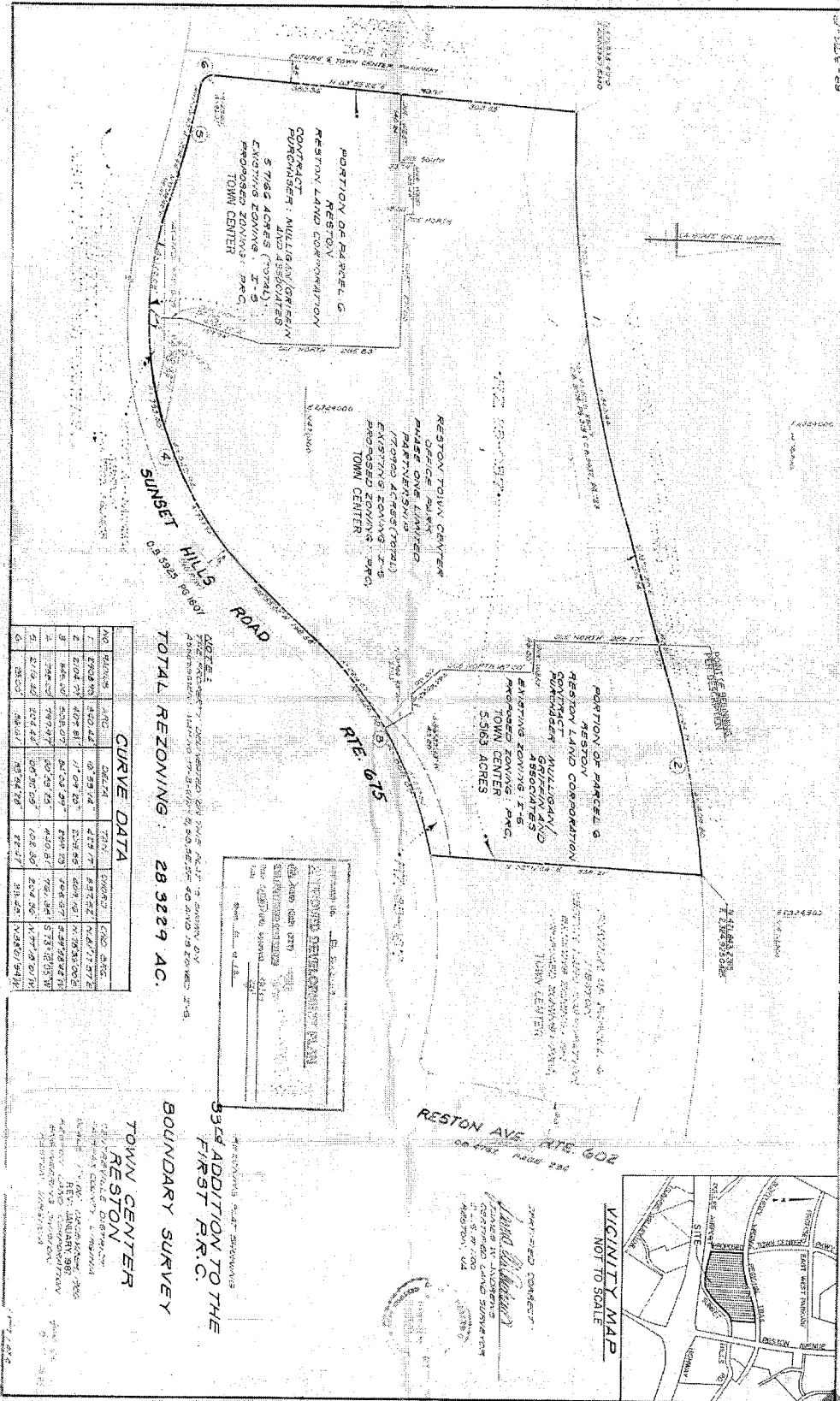
SHEET
C8
OF
C17

FILE No.
7P-2248

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.







CURVE DATA

NO.	CHORD	DELTA	TAN	CHORD	CHORD	CHORD
1	1,000.00	45.00	1.00	1,000.00	1,000.00	1,000.00
2	1,000.00	45.00	1.00	1,000.00	1,000.00	1,000.00
3	1,000.00	45.00	1.00	1,000.00	1,000.00	1,000.00
4	1,000.00	45.00	1.00	1,000.00	1,000.00	1,000.00
5	1,000.00	45.00	1.00	1,000.00	1,000.00	1,000.00
6	1,000.00	45.00	1.00	1,000.00	1,000.00	1,000.00
7	1,000.00	45.00	1.00	1,000.00	1,000.00	1,000.00
8	1,000.00	45.00	1.00	1,000.00	1,000.00	1,000.00
9	1,000.00	45.00	1.00	1,000.00	1,000.00	1,000.00
10	1,000.00	45.00	1.00	1,000.00	1,000.00	1,000.00

TOTAL REZONING: 28,322 AC.

APPROVED DEVELOPMENT PLAN

DATE: 05/10/17

BY: [Signature]

FOR: [Signature]

BOUNDARY SURVEY

TOWN CENTER

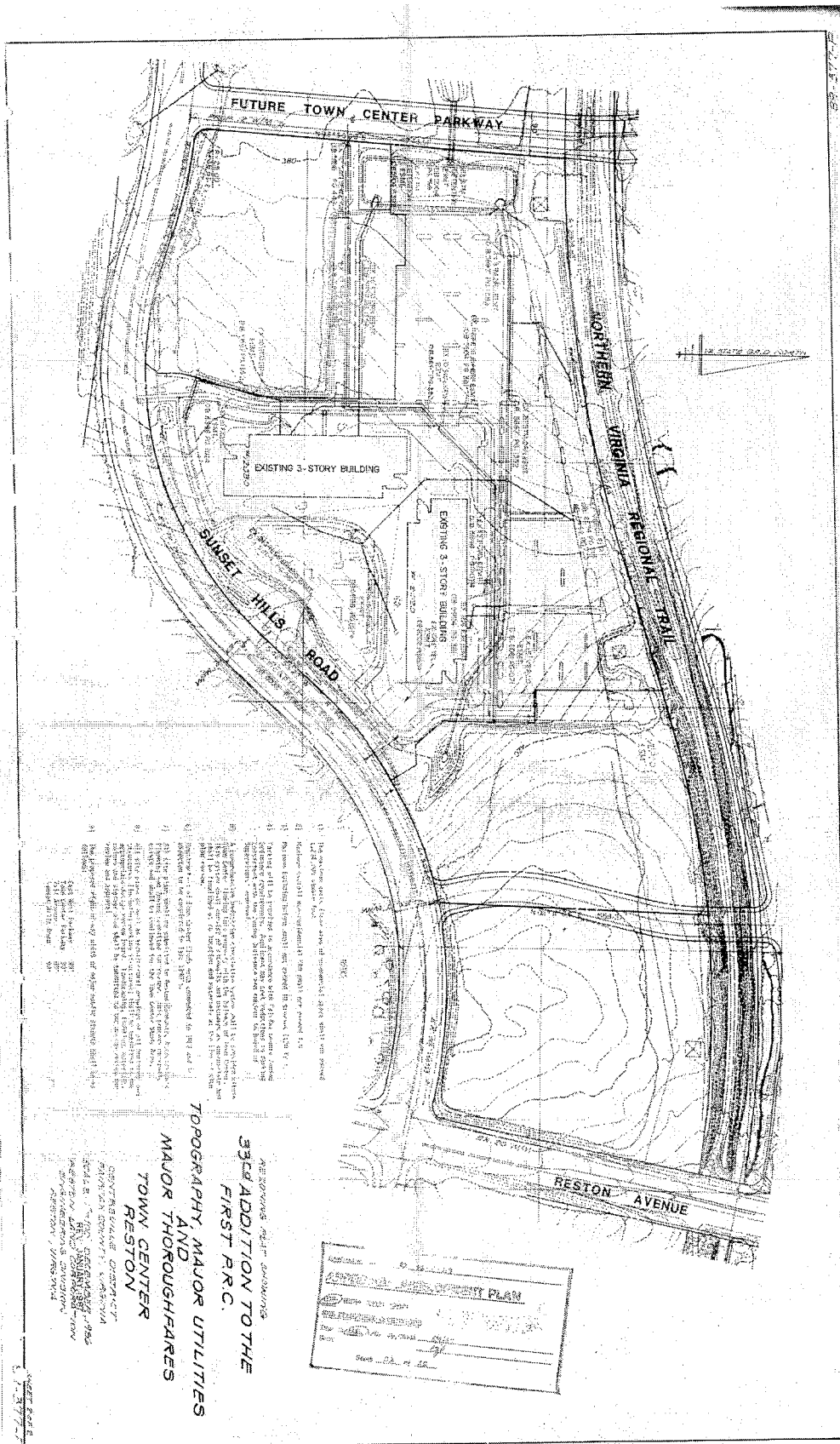
RESTON

334 ADDITION TO THE FIRST P.R.C.

RESTON TOWN CENTER PHASE ONE LIMITED PARTNERSHIP

RESTON TOWN CENTER PHASE TWO

RESTON TOWN CENTER PHASE THREE



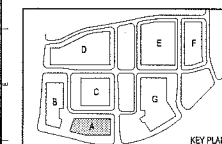
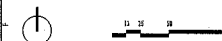
<p>APPENDIX</p> <p>RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS NOTED</p> <p>C.I. #N/A</p> <p>DATE: MAY, 2017</p>	<p>RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS NOTED</p> <p>C.I. #N/A</p> <p>DATE: MAY, 2017</p>	<p>RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS NOTED</p> <p>C.I. #N/A</p> <p>DATE: MAY, 2017</p>	<p>RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS NOTED</p> <p>C.I. #N/A</p> <p>DATE: MAY, 2017</p>	<p>RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS NOTED</p> <p>C.I. #N/A</p> <p>DATE: MAY, 2017</p>	<p>RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS NOTED</p> <p>C.I. #N/A</p> <p>DATE: MAY, 2017</p>	<p>RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS NOTED</p> <p>C.I. #N/A</p> <p>DATE: MAY, 2017</p>	<p>RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS NOTED</p> <p>C.I. #N/A</p> <p>DATE: MAY, 2017</p>	<p>RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS NOTED</p> <p>C.I. #N/A</p> <p>DATE: MAY, 2017</p>	<p>RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS NOTED</p> <p>C.I. #N/A</p> <p>DATE: MAY, 2017</p>	<p>RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS NOTED</p> <p>C.I. #N/A</p> <p>DATE: MAY, 2017</p>	<p>RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS NOTED</p> <p>C.I. #N/A</p> <p>DATE: MAY, 2017</p>	<p>RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS NOTED</p> <p>C.I. #N/A</p> <p>DATE: MAY, 2017</p>	<p>RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS NOTED</p> <p>C.I. #N/A</p> <p>DATE: MAY, 2017</p>	<p>RESTON SECTION 93 BLOCKS 1, 2, 3, & 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS NOTED</p> <p>C.I. #N/A</p> <p>DATE: MAY, 2017</p>
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1	SUBMISSION 1	05/15/2011



RESTON GATEWAY

RESTON, VIRGINIA

BOSTON PROPERTIES

BLOCK A - PARKING LEVEL FLOOR PLANS & PARKING STANDARDS

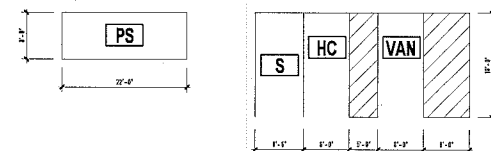
David Kilchens	20160145
Principal Charge	Project No.
Abbey O'Mak	05/10/2017
Physical Manager	Date
Layton Golding	
Physical Manager	
James Spencer	
Stock Archivist	

A1 01

A1.01

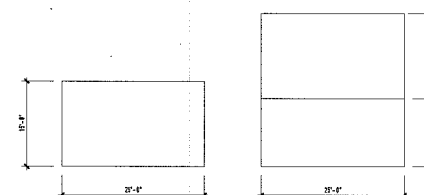
NOTE: PLANS SHOWN ARE SCHEMATIC IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING LEVELS, OCCUPIED STORIES, AND LAYOUT WITH FINAL DESIGN, PROVIDED THAT MAXIMUM HEIGHTS ARE HONORED.

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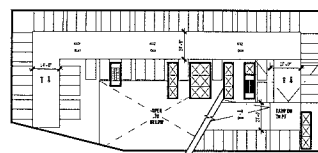


TYPICAL PARKING SPACE DIMENSIONS

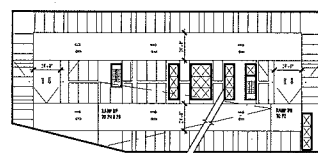
PS - PARALLEL PARKING SPACE
S - STANDARD SPACE
HC - HANDICAP SPACE
VAN - HANDICAP VAN SPACE



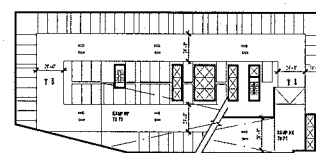
TYPICAL LOADING SPACE DIMENSIONS



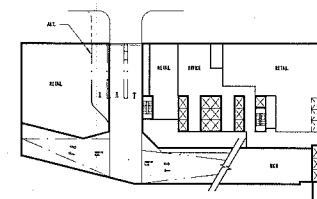
1 BLOCK A - LEVEL P6
A1.01 SCALE: 1" = 50'-0"



2 BLOCK A - LEVEL P3-P4-P5
A1.01 SCALE: 1" = 50'-0"



3 BLOCK A - LEVEL P2
A1.01 SCALE: 1" = 50'-0"



4 BLOCK A - LEVEL P1 - GROUND FLOOR
A1.01 SCALE: 1" = 50'-0"



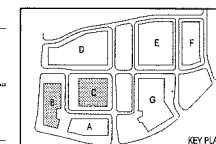
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1	ISSUANCE SHEET 1	05/10/2017



RESTON GATEWAY

RESTON, VIRGINIA

BOSTON PROPERTIES

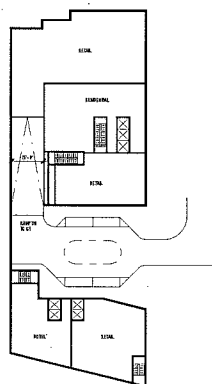
**BLOCKS B & C - PARKING
LEVEL FLOOR PLANS**

David Williams	20162145
Principal/Architect	Professional
Albany Clark	05/10/2017
Project Manager	Date
Layton Gidding	
Project Engineer	James Spencer
Staff Architect	

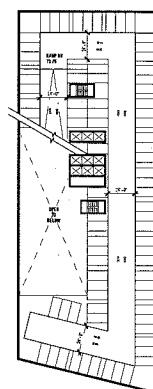
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NOTE: PLANS SHOWN ARE SCHEMATIC IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING LEVELS, OCCUPIED STORIES, AND LAYOUT WITH FINAL DESIGN, PROVIDED THAT MAXIMUM HEIGHTS ARE HONORED.

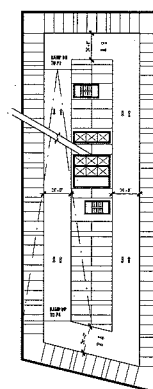
FOR INFORMATION ONLY



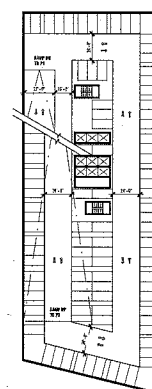
1 BLOCK B - BASE CASE - LEVEL P1 - GROUND FLOOR
SCALE: 1" = 50'-0"



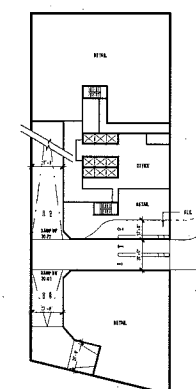
2 BLOCK B - ALT - LEVEL P5
SCALE: 1" = 50'-0"



3 BLOCK B - ALT - LEVEL P3-P4
SCALE: 1" = 50'-0"

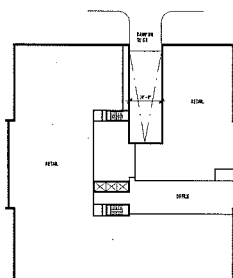


4 BLOCK B - ALT - LEVEL P2
SCALE: 1" = 50'-0"

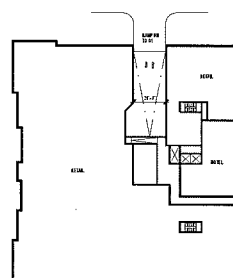


5 BLOCK B - ALT - LEVEL P1 - GROUND FLOOR
SCALE: 1" = 50'-0"

NOTE: BLOCK B - BASE CASE HAS NO PODIUM PARKING.



6 BLOCK C - BASE CASE - LEVEL P1 - GROUND FLOOR
SCALE: 1" = 50'-0"



7 BLOCK C - ALT - LEVEL P1 - GROUND FLOOR
SCALE: 1" = 50'-0"

PROJECT NUMBER: 20162145 PROJECT NAME: RESTON GATEWAY
PROJECT LOCATION: 622 NORTH WASHINGTON STREET, ALEXANDRIA, VA 22314
DATE: 05/10/2017 4:25:06 PM
DRAWN BY: ALBANY CLARK
CHECKED BY: LAYTON GIDDING
APPROVED BY: DAVID WILLIAMS



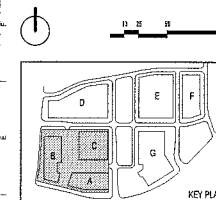
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1	SUBMISSION 1	05/06/17



RESTON GATEWAY

RESTON, VIRGINIA

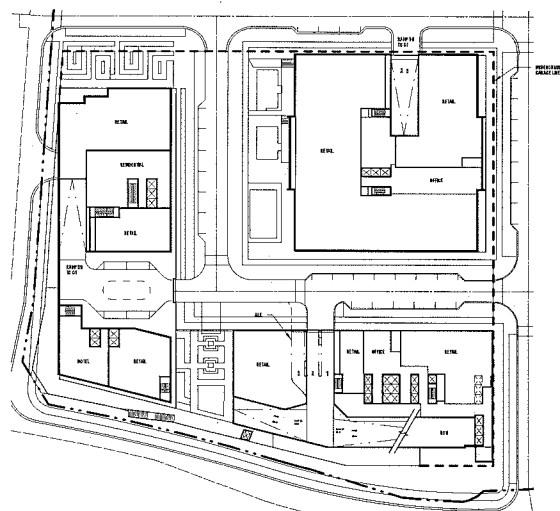
BOSTON PROPERTIES

**BLOCKS ABC - BASE CASE -
GROUND LEVEL & G PARKING
LEVELS**

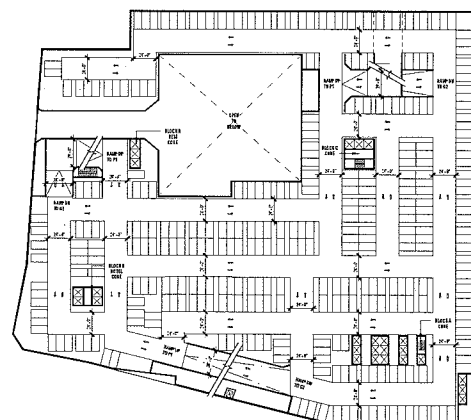
David Williams	2/16/14
Abbey Orlak	05/01/17
Layton Golding	
James Spencer	

A1.03

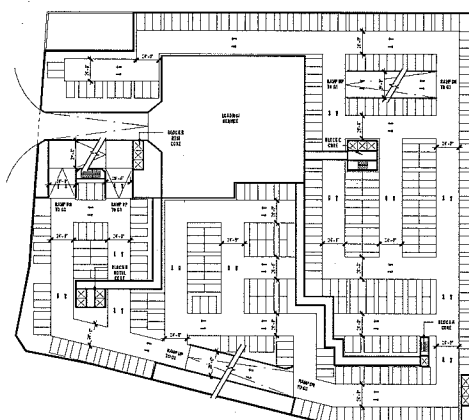
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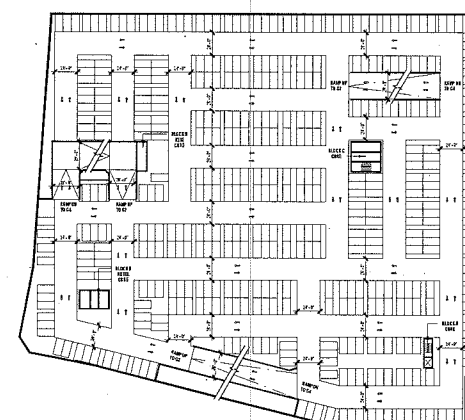
1 GARAGE ABC - BASE CASE - LEVEL P1
SCALE: 1" = 60'-0"



2 GARAGE ABC - BASE CASE - LEVEL G1
SCALE: 1" = 60'-0"



3 GARAGE ABC - BASE CASE - LEVEL G2 - SERVICE
ENTRANCE
SCALE: 1" = 60'-0"



4 GARAGE ABC - BASE CASE - LEVEL G3-G4
SCALE: 1" = 60'-0"

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PARKING LEVELS, OCCUPIED STORIES, AND LAYOUT
WITH FINAL DESIGN, PROVIDED THAT MAXIMUM
HEIGHTS ARE HONORED.



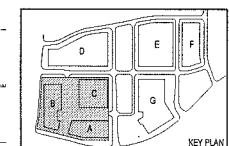
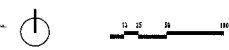
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RESTON GATEWAY

RESTON, VIRGINIA

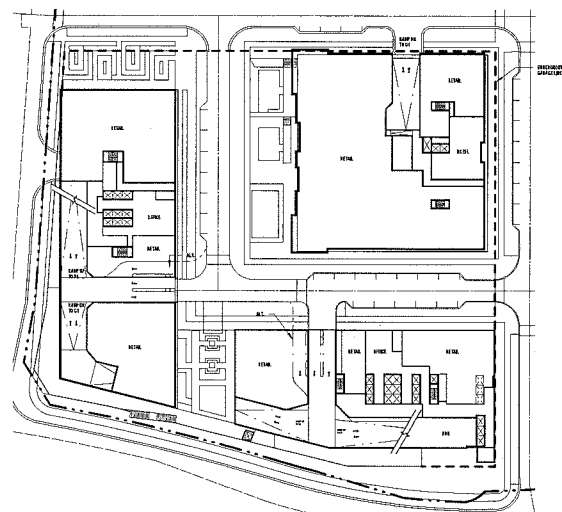
BOSTON PROPERTIES

**BLOCKS ABC-ALT CASE -
GROUND LEVEL & G PARKING
LEVELS**

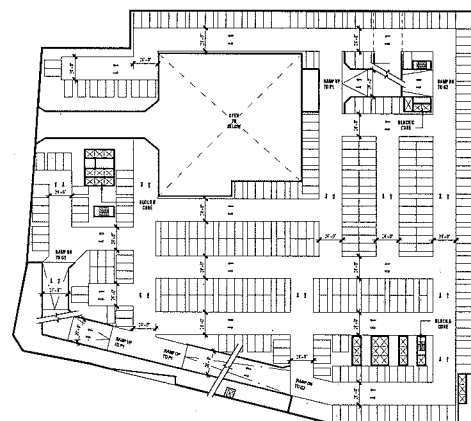
David Kitchens	20160145
Architect/Designer	Project No.
Abbey Chalk	05/10/2017
Project Manager	Date
Clayton Gelling	
Project Architect	
James Spencer	
Staff Architect	

A1.04

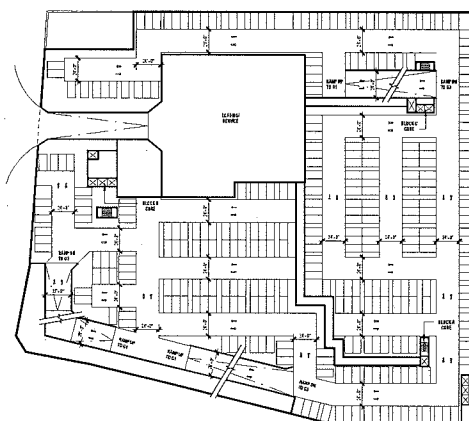
FOR INFORMATION ONLY



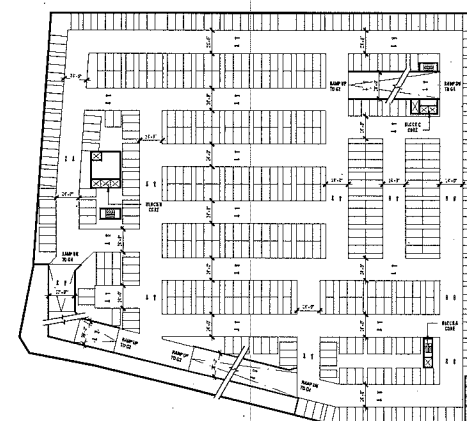
1 GARAGE ABC-ALT - LEVEL P1
A1.04 SCALE: 1" = 65'-0"



2 GARAGE ABC-ALT - LEVEL G1
A1.04 SCALE: 1" = 65'-0"



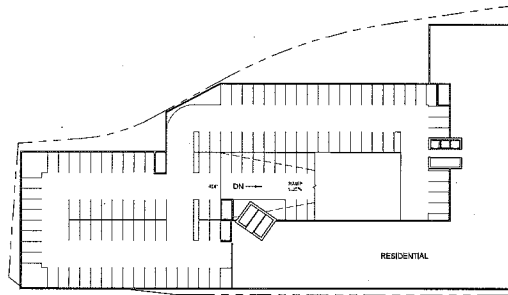
3 GARAGE ABC-ALT - LEVEL G2 - SERVICE ENTRANCE
A1.04 SCALE: 1" = 65'-0"



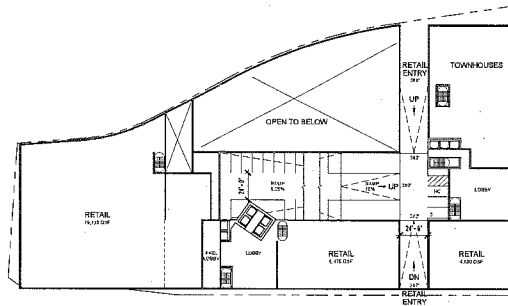
4 GARAGE ABC-ALT - LEVEL G3-G4
A1.04 SCALE: 1" = 65'-0"

NOTE: PLANS SHOWN ARE SCHEMATIC IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING LEVELS, OCCUPIED STORIES, AND LAYOUT WITH FINAL DESIGN, PROVIDED THAT MAXIMUM HEIGHTS ARE HONORED.

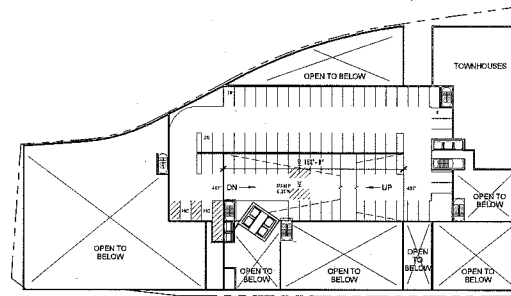
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PROJECT LOCATION: 625 NORTH WASHINGTON STREET, ALEXANDRIA, VA 22314
DATE: 05/10/2017 4:35:10 PM



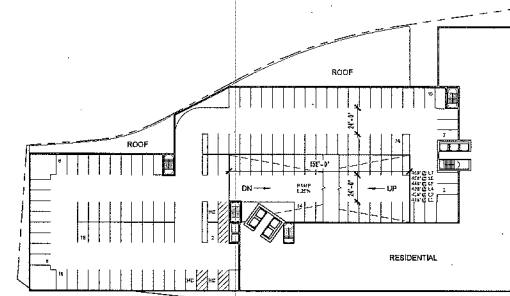
7 LEVEL 7 PARKING FLOOR PLAN
SCALE: 1" = 50'-0"



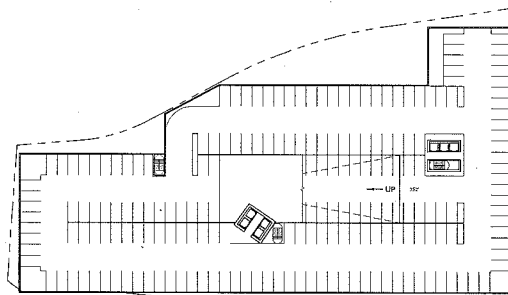
4 LEVEL 1 GROUND FLOOR PLAN (397')
SCALE: 1" = 50'-0"



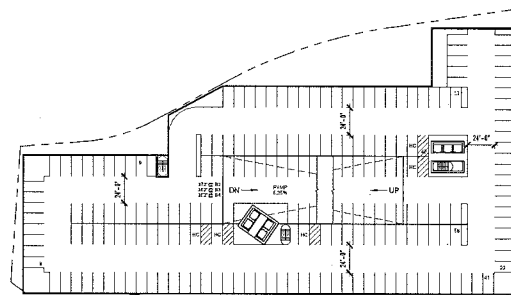
5 LEVEL 1M MEZZANINE PARKING PLAN (407')
SCALE: 1" = 50'-0"



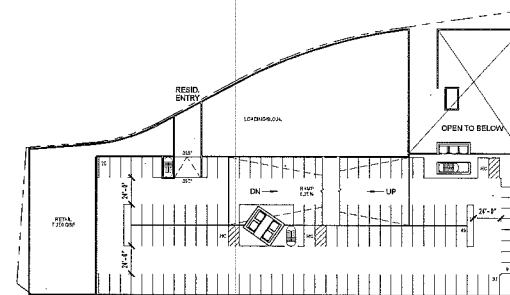
6 LEVEL 2-6 PARKING FLOOR PLAN
SCALE: 1" = 50'-0"



1 B4 PARKING FLOOR PLAN
SCALE: 1" = 50'-0"

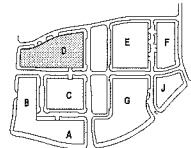
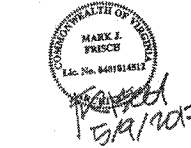


2 B3-B2 PARKING FLOOR PLAN
SCALE: 1" = 50'-0"



3 B1 PARKING FLOOR PLAN (382')
SCALE: 1" = 50'-0"

NOTE: THE PLANS SHOWN ARE SCHEMATIC IN NATURE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING LEVELS, OCCUPIED STORIES, AND LAYOUT WITH FINAL DESIGN PROVIDED THAT THE MAXIMUM HEIGHTS ARE MAINTAINED.



RESTON GATEWAY

NO.	DATE	DESCRIPTION
05-10-2017	SUBMISSION 1	

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San Francisco
T 415.216.2450
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RESTON GATEWAY

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**BLOCK D - PARKING
LEVEL FLOOR
PLANS**

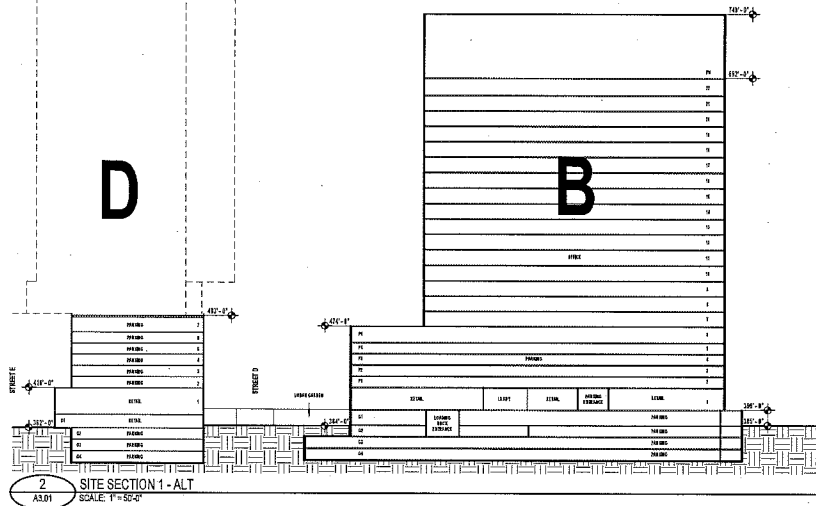
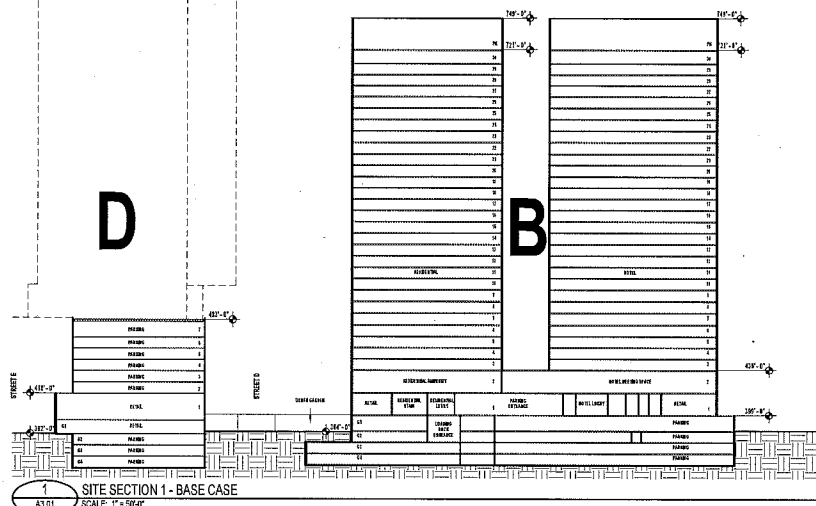
Drawn By:
M
Checked By:
SW
Project Number:
2016062

Sheet Number:

A1.05

PROJECT NUMBER: 20160145
 PROJECT NAME: RESTON GATEWAY
 PROJECT LOCATION: RESTON, VIRGINIA
 PROJECT DATE: 05/16/2017
 PROJECT DRAWN BY: JAMES SPENCER
 PROJECT CHECKED BY: JAMES SPENCER
 PROJECT APPROVED BY: JAMES SPENCER

5/11/2017 10:03:13 AM



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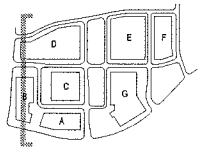


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15 30 45 60 75 90 105



RESTON GATEWAY

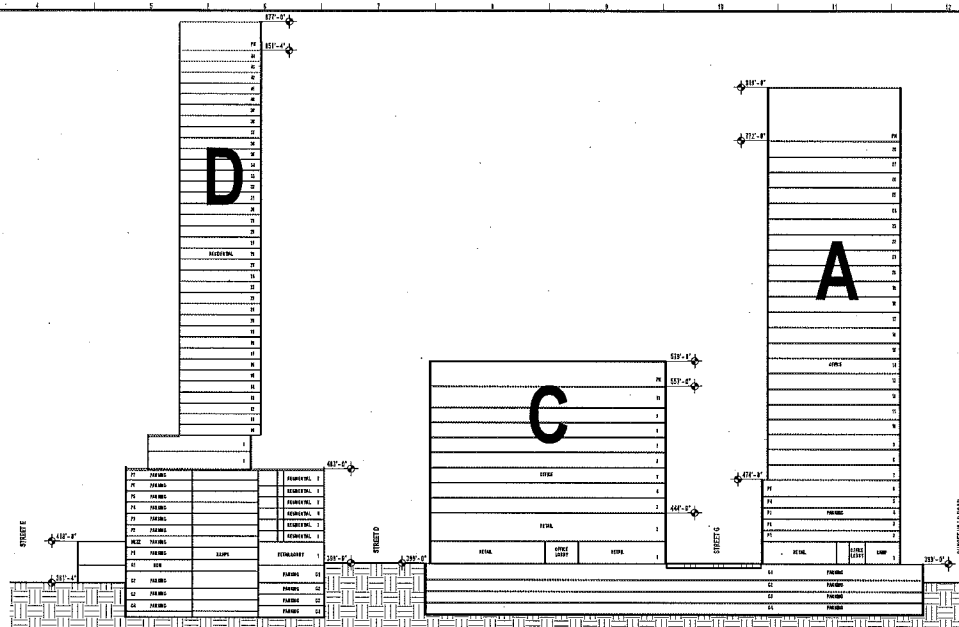
RESTON, VIRGINIA
 BOSTON PROPERTIES

SITE SECTION - NS 1

David Kitchens	20160145
Abbey Olsak	05/16/2017
Layton Golding	
James Spencer	

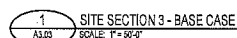
A3.01

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The floor plan shows a building with three main sections: A, B, and C. Section A is a tall, narrow structure on the right, containing rooms 101 through 110. Section B is a tall, narrow structure on the left, containing rooms 111 through 120. Section C is a large, rectangular structure in the center, containing rooms 121 through 130. The plan includes various rooms, corridors, and service areas, with dimensions and elevations indicated. A north arrow is located in the upper right corner.

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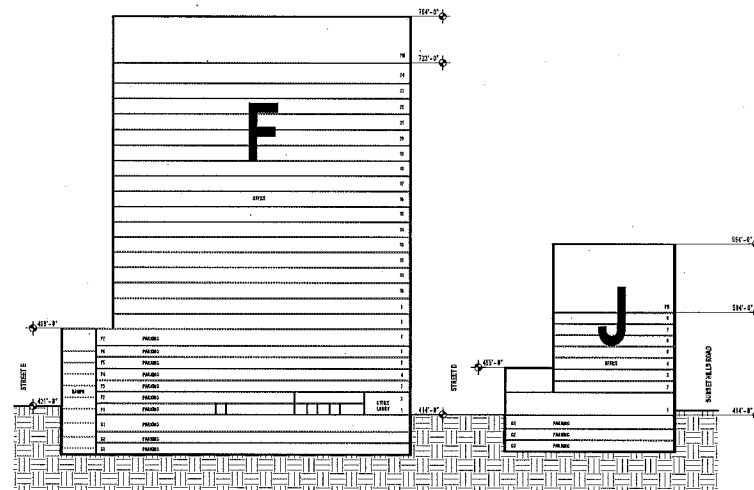


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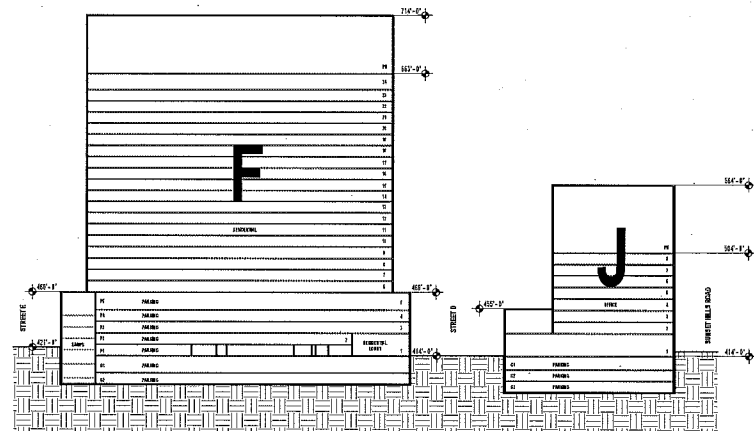


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PROJECT NUMBER: 300045 PROJECT NAME: RESTON GATEWAY
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1 SITE SECTION 4 - BASE CASE
 SCALE: 1" = 50'-0"



2 SITE SECTION 4 - ALT
 SCALE: 1" = 50'-0"

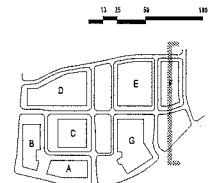
NOTE: SECTIONS SHOWN ARE SCHEMATIC IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING LEVELS AND OCCUPIED STORIES WITH FINAL DESIGN, PROVIDED THAT MAXIMUM HEIGHTS ARE HONORED. ILLUSTRATIONS INDICATE MAXIMUM BUILDING HEIGHT AND MAXIMUM PODIUM FOOTPRINT, BUT GFA ALLOCATED FOR EACH BLOCK MAY BE LOCATED ANYWHERE ON TOP OF THE PODIUM, AS LONG AS MAXIMUM HEIGHTS ARE HONORED. GROUND FLOOR LEVELS INDICATED AT PRIMARY BUILDING ENTRANCES. GROUND LEVELS WILL ADJUST WITH TOPOGRAPHY AS BUILDING DESIGN PROGRESSES, BUT MAXIMUM HEIGHTS WILL NOT BE EXCEEDED.

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ISSUANCES		
No.	Drawing Issue Description	Date
1	ISSUANCE 1	5/11/2017



RESTON GATEWAY

RESTON, VIRGINIA
 BOSTON PROPERTIES
 SITE SECTION - NS 4

David K. Roberts	201501145
Designated Design	Professional
Abby O'Neil	05/10/2017
Project Manager	Date
Layton Goding	
Project Engineer	
James Spencer	
Staff Architect	

A3.04

FOR INFORMATION ONLY



NOTE: SECTIONS SHOWN ARE SCHEMATIC IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING LEVELS AND OCCUPIED STORIES WITH FINAL DESIGN, PROVIDED THAT MAXIMUM HEIGHTS ARE HONORED. ILLUSTRATIONS INDICATE MAXIMUM BUILDING HEIGHT AND MAXIMUM PODIUM FOOTPRINT, BUT GFA ALLOCATED FOR EACH BLOCK MAY BE LOCATED ANYWHERE ON TOP OF THE PODIUM, AS LONG AS MAXIMUM HEIGHTS ARE HONORED. GROUND FLOOR LEVELS INDICATED AT VARIOUS BUILDING CORNERS, RAIL STATION LEVELS WILL ADJUST WITH TOPOGRAPHY AS BUILDING DESIGN PROGRESSES, BUT MAXIMUM HEIGHTS WILL NOT BE EXCEEDED.

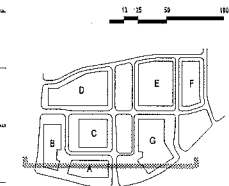


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ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMISSION 1	05/03/2017



RESTON GATEWAY

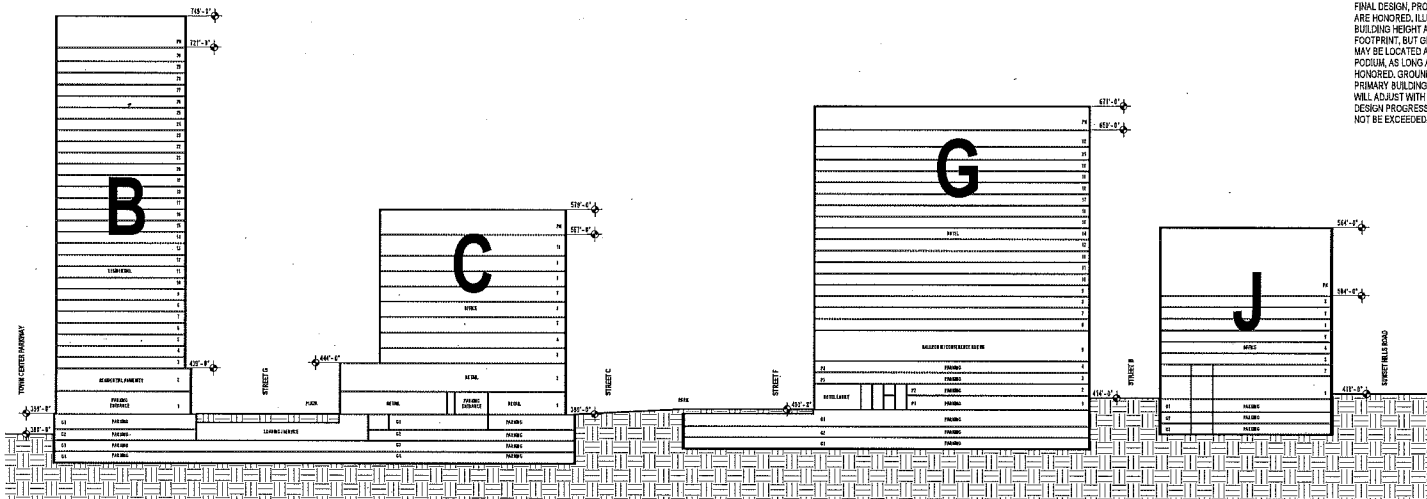
RESTON, VIRGINIA
BOSTON PROPERTIES
SITE SECTION - EWA

David Kitchens	20160145
Principal/Charge	Principal/Chg.
Abbey Oljak	05/10/2017
Principal/Manager	Date
Layton Golding	
Principal/Charger	
James Spencer	
Principal/Charger	

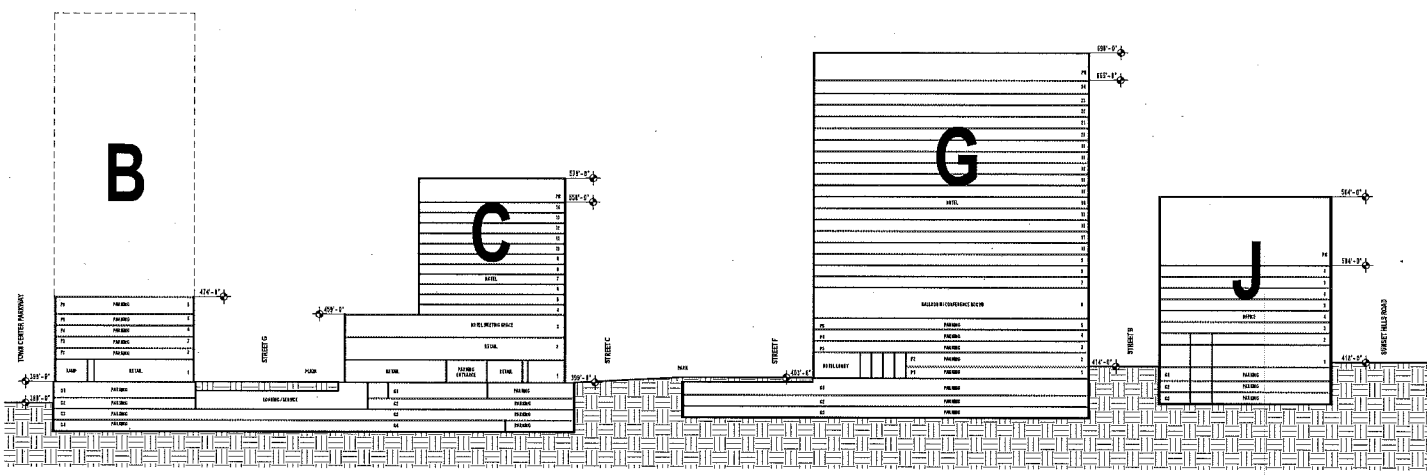
A3 05

*FOR INFORMATION ONLY

PROJECT NUMBER: 2010045 PROJECT NAME: RESTON GATEWAY
 DRAWING NUMBER: 2010045-010-015-2015_ssm_reston_gateway.dwg
 5/11/2017 9:03:14 AM



1 SITE SECTION B - BASE CASE
 SCALE: 1" = 50'-0"



2 SITE SECTION B - ALT
 SCALE: 1" = 50'-0"

NOTE: SECTIONS SHOWN ARE SCHEMATIC IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING, LEVELS AND OCCUPIED STORIES WITH FINAL DESIGN, PROVIDED THAT MAXIMUM HEIGHTS ARE HONORED. ILLUSTRATIONS INDICATE MAXIMUM BUILDING HEIGHT AND MAXIMUM FOOTPRINT, BUT GFA ALLOCATED FOR EACH BLOCK MAY BE LOCATED ANYWHERE ON TOP OF THE PODIUM, AS LONG AS MAXIMUM HEIGHTS ARE HONORED. GROUND FLOOR LEVELS INDICATED AT PRIMARY BUILDING ENTRANCES. GROUND LEVELS WILL ADJUST WITH TOPOGRAPHY AS BUILDING DESIGN PROGRESSES, BUT MAXIMUM HEIGHTS WILL NOT BE EXCEEDED.

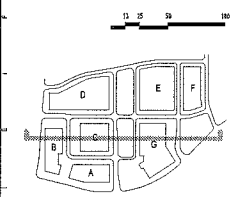
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ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMITTAL	5/11/2017



RESTON GATEWAY

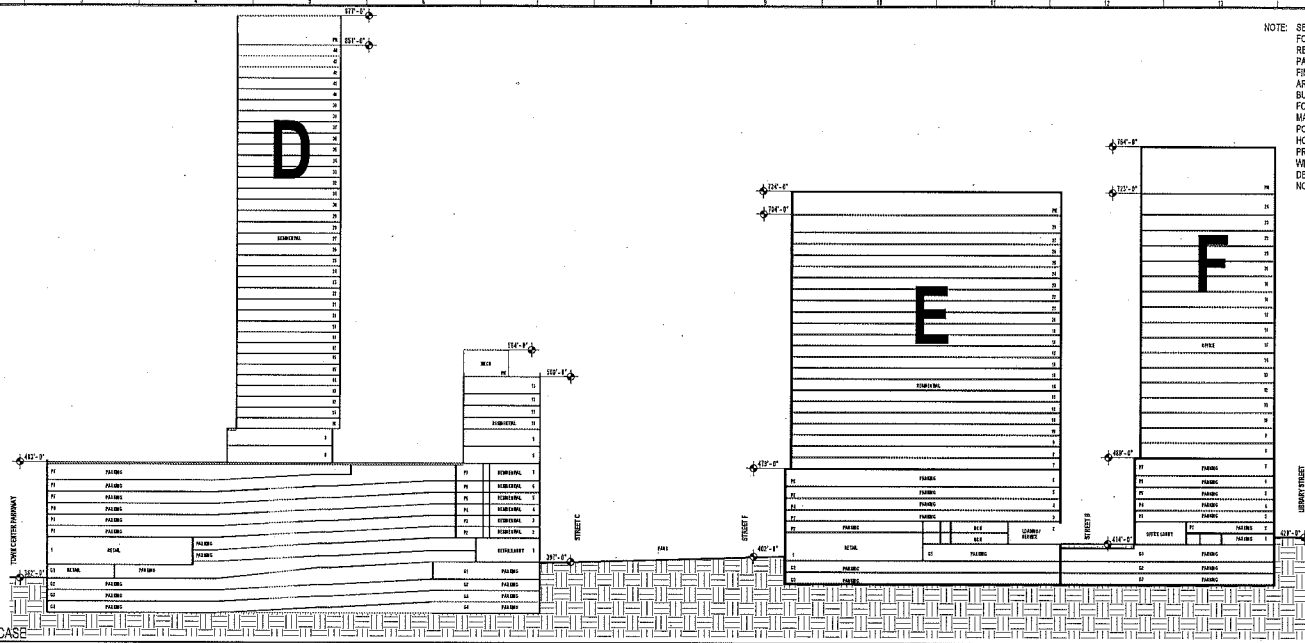
RESTON, VIRGINIA
 BOSTON PROPERTIES
 SITE SECTION - EW B

David Kitchens	20160145
Architect/Engineer	Professional
Abbey O'Neil	05/10/2017
Project Manager	Date
Layton Gelling	
Project Engineer	
James Spencer	
Architect	

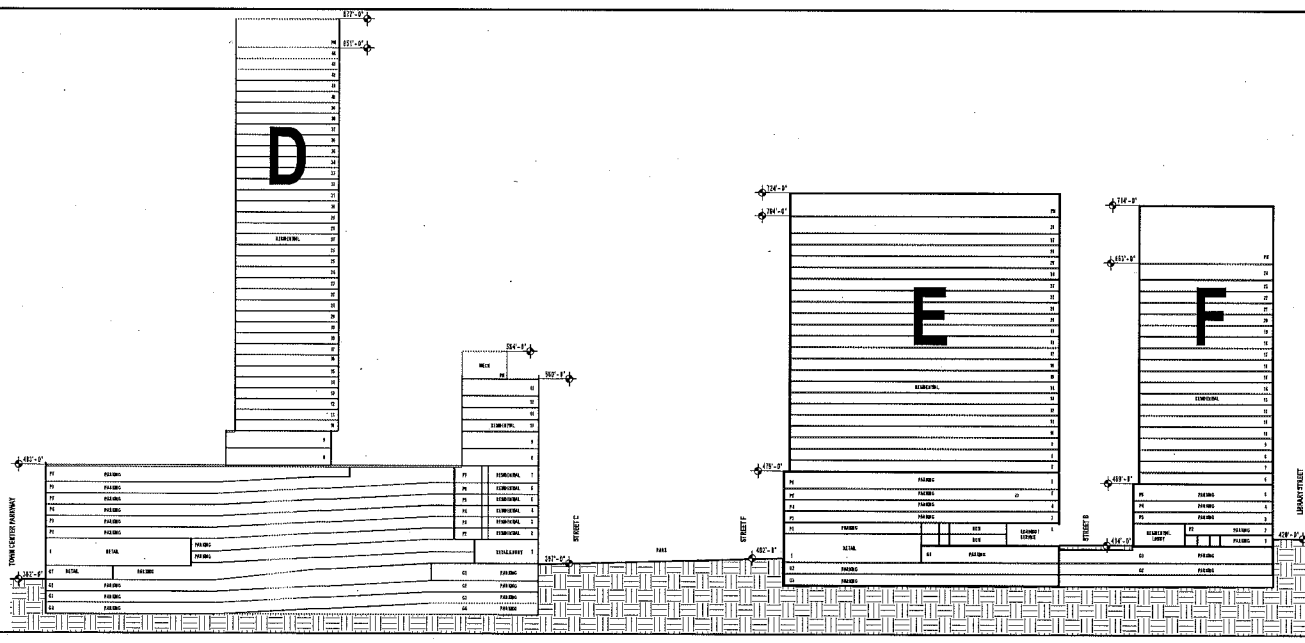
A3.06

FOR INFORMATION ONLY

PROJECT NUMBER: 20160405 PROJECT NAME: RESTON GATEWAY
 DRAWING NUMBER: A3.07 DATE: 05/11/2017
 DRAWN BY: J. SPENCER CHECKED BY: L. GELDER
 PROJECT LOCATION: RESTON, VIRGINIA
 PROJECT OWNER: BOSTON PROPERTIES
 PROJECT ARCHITECT: COOPER CARRY



1 SITE SECTION C - BASE CASE
 SCALE: 1" = 50'-0"



2 SITE SECTION C - ALT
 SCALE: 1" = 50'-0"

NOTE: SECTIONS SHOWN ARE SCHEMATIC IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING LEVELS AND OCCUPIED STORES WITH FINAL DESIGN, PROVIDED THAT MAXIMUM HEIGHTS ARE HONORED. ILLUSTRATIONS INDICATE MAXIMUM BUILDING HEIGHT AND MAXIMUM PODIUM FOOTPRINT, BUT GFA ALLOCATED FOR EACH BLOCK MAY BE LOCATED ANYWHERE ON TOP OF THE PODIUM, AS LONG AS MAXIMUM HEIGHTS ARE HONORED. GROUND FLOOR LEVELS INDICATED AT PRIMARY BUILDING ENTRANCES. GROUND LEVELS WILL ADJUST WITH TOPOGRAPHY AS BUILDING DESIGN PROGRESSES, BUT MAXIMUM HEIGHTS WILL NOT BE EXCEEDED.

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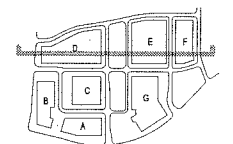


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ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMISSION 1	05/06/17



10 20 30



RESTON GATEWAY

RESTON, VIRGINIA

BOSTON PROPERTIES

SITE SECTION - EW C

David Williams	20160405
Abbey Olsak	05/16/2017
Layton Gelder	
James Spencer	

A3.07

FOR INFORMATION ONLY



SASAKI

ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMISSION 1	06/05/17



RESTON GATEWAY

RESTON, VIRGINIA

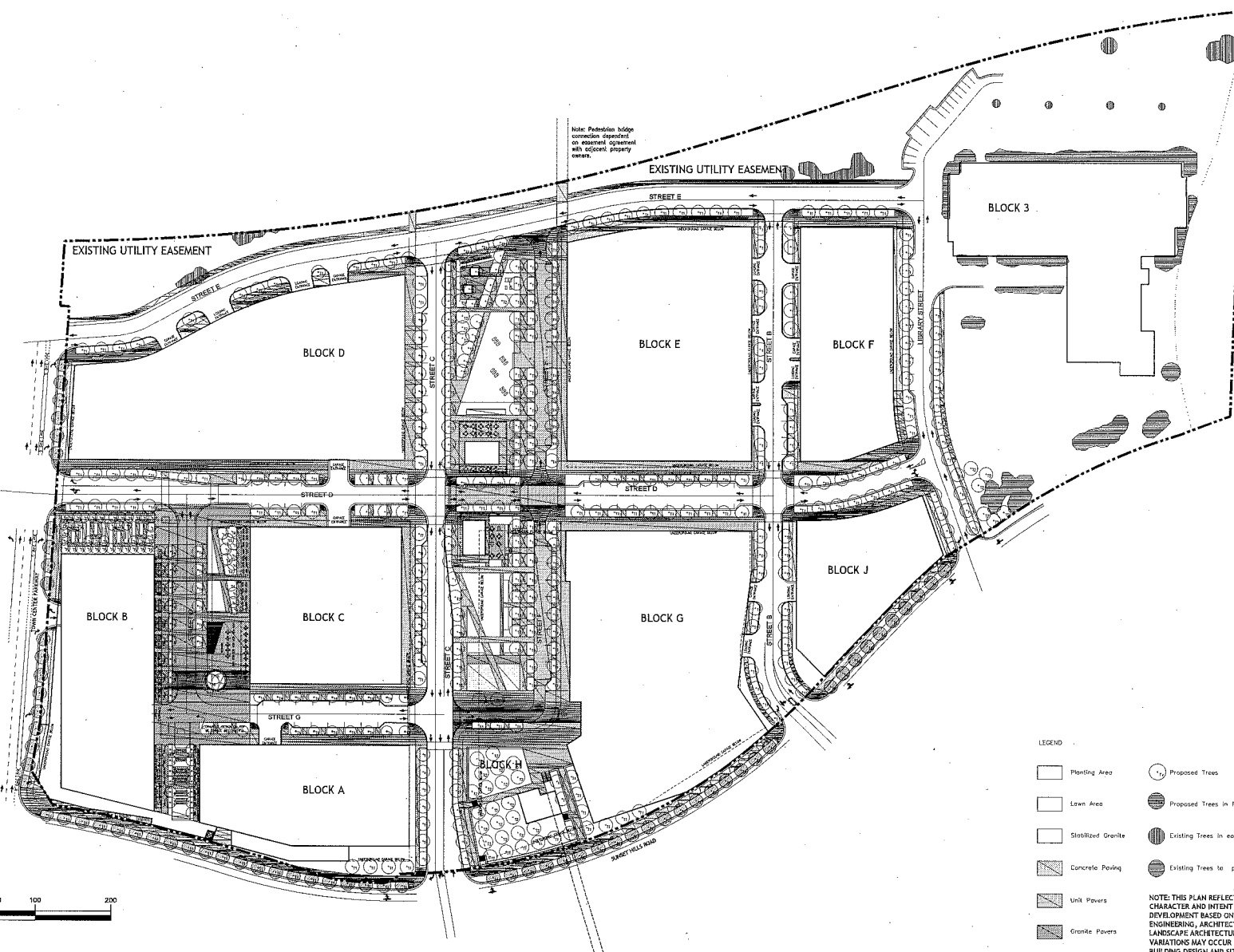
BOSTON PROPERTIES

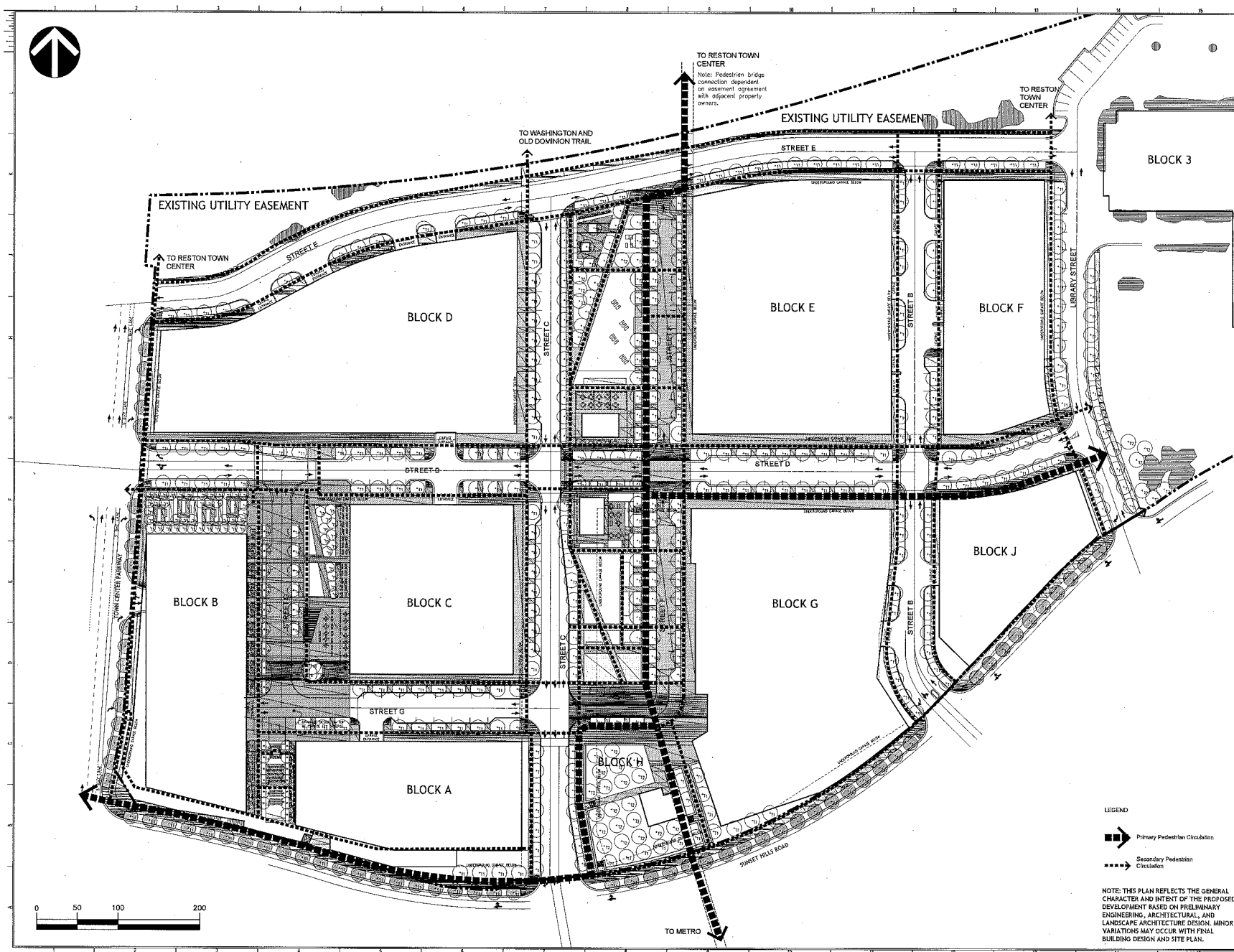
OVERALL LANDSCAPE PLAN

AWARD	20160145
Prepared By	JSMITH
Checked By	JSMITH
Project Manager	M.DAWSON
Project Engineer	S.VANGJELI
Scale	1:50
Date	05/10/17

L1.0

NOT ISSUED FOR CONSTRUCTION





ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMISSION 1	05/10/17



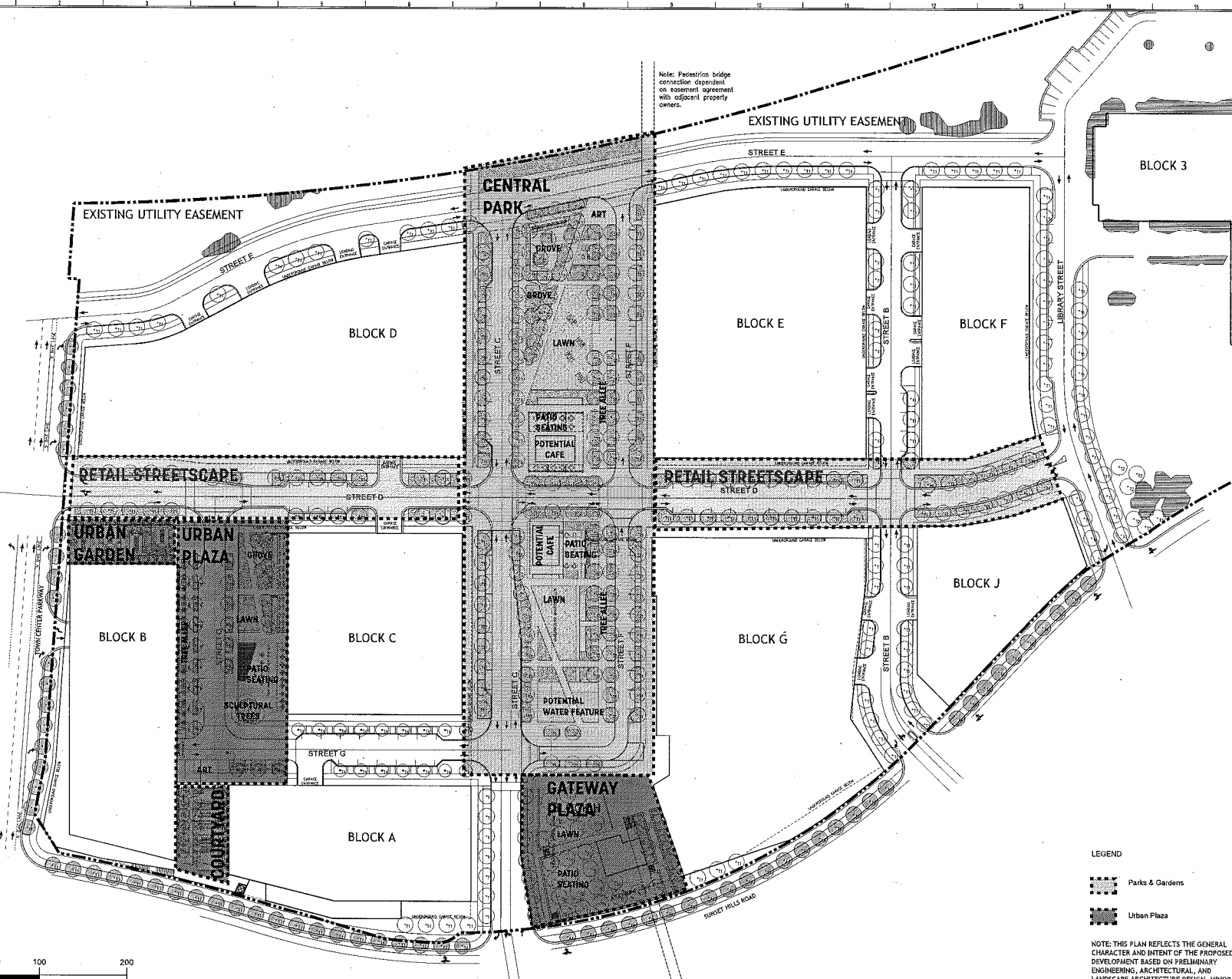
A.WARD	20160145
Project/Change	Project No.
J.SMITH	05/10/17
Project Manager	Date
M.DAWSON	
Project Architect	
S.VANGJELI	
Staff Architect	
1:50	
Scale	

L2.0

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SASAKI



Note: Pedestrian bridge connection dependent on easement agreement with adjacent property owners.

ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMISSION 1	06/05/17



RESTON GATEWAY

RESTON, VIRGINIA

BOSTON PROPERTIES

OPEN SPACE CHARACTER

- LEGEND
- Parks & Gardens
 - Urban Plaza

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL, AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

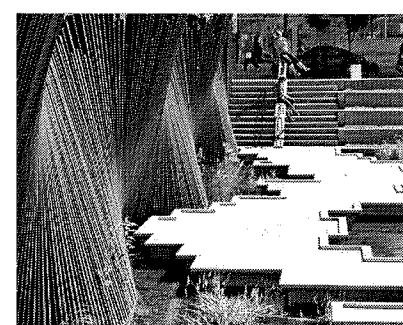
A. J. NARD	20160145
J. SMITH	090917
M. DAWSON	
S. HANDEL	
150	
Scale	
L3.0	
NOT ISSUED FOR CONSTRUCTION	



1 WATER FEATURE



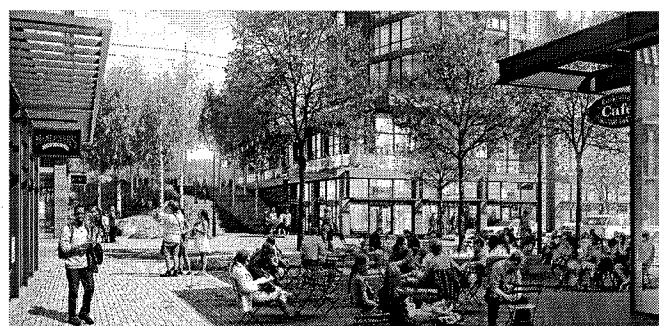
2 CAFE SEATING



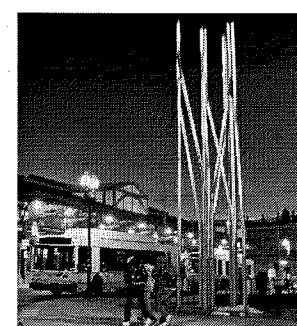
3 SCULPTURE & LANDSCAPE WATER FEATURE



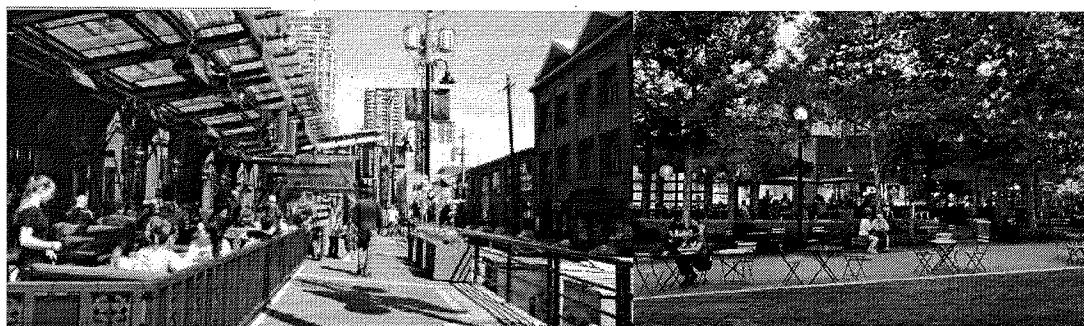
4 URBAN PLAZA



5 PATIO SEATING



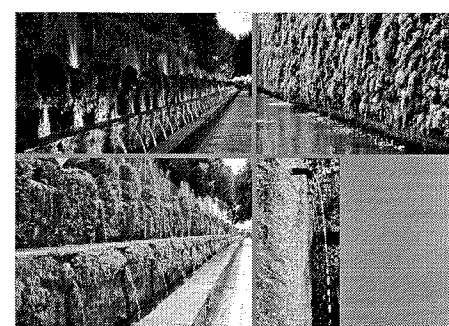
6 PUBLIC ART



7 PATIO SEATING



8 INFORMAL PARK SEATING



9 WATER FEATURE

NOTE: ALL IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMISSION 1	05/10/17



RESTON GATEWAY

RESTON, VIRGINIA

BOSTON PROPERTIES

PLAZA CHARACTER IMAGES

AWARD	2016/145
Principal Designer	Principal
J. SMITH	05/10/17
Project Manager	Date
M. LAWSON	
Project Engineer	
S. VANDERLIP	
Staff Architect	
N/A	
Date	

L3.1

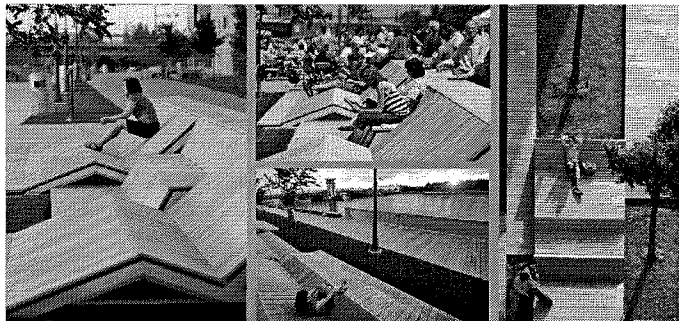
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1 RESTAURANT SEATING



2 OUTDOOR SEATING



3 LOUNGE SEATING



4 RESTAURANTS



5 LAWN GAMES



6 CASUAL SEATING

SASAKI

ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMISSION 1	05/10/17



RESTON GATEWAY

RESTON, VIRGINIA

BOSTON PROPERTIES

PARK CHARACTER IMAGES

ALVARO	20160145
Principal/Designer	Principal/Designer
J.SMITH	05/10/17
Principal/Designer	Principal/Designer
M.DAWSON	
Principal/Designer	Principal/Designer
S.VANIGUELI	
Staff/Consultant	Staff/Consultant
N/A	
Date	

L3.2

NOTE: ALL IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

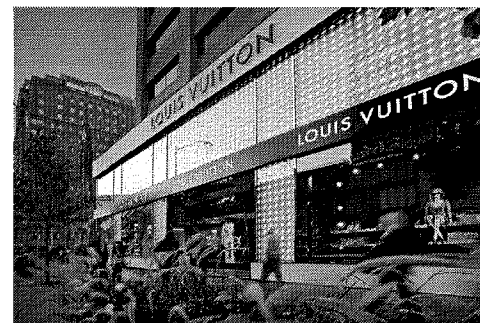
NOT ISSUED FOR CONSTRUCTION



1 RETAIL STREET



2 RETAIL STREET AT PLAZA



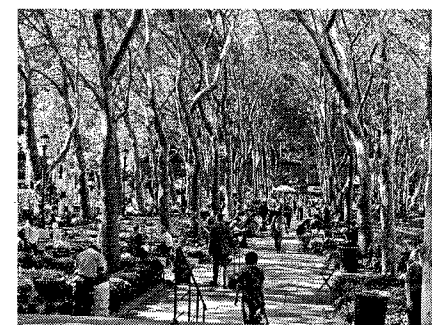
3 MAIN RETAIL STREET



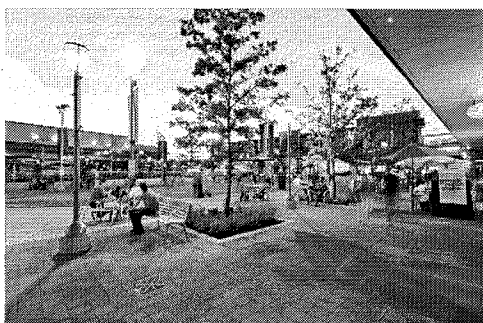
4 TREE ALLE



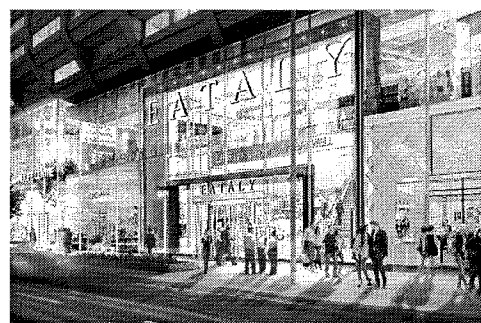
5 PLAZA STREET



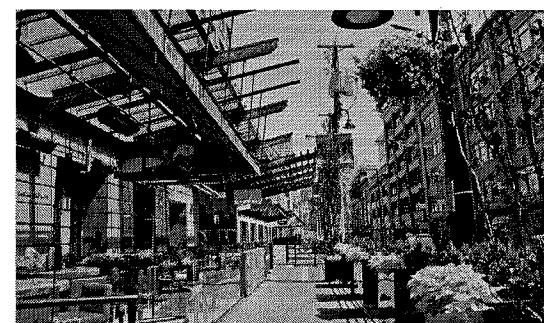
6 COURTYARD SEATING



7 PATIOS



8 ENTERTAINMENT BLOCK



9 PATIO STREET

NOTE: ALL IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMISSION 1	05/10/17



RESTON GATEWAY

RESTON, VIRGINIA
BOSTON PROPERTIES

STREETSCAPE CHARACTER

ASHUR	20160145
Project Manager	Project No.
J. SMITH	05/10/17
Project Engineer	Date
M. DAWSON	
Project Engineer	
S. VANGUARD	
Staff Architect	
N/A	
Date	

L3.3

NOT ISSUED FOR CONSTRUCTION



SASAKI

ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMISSION 1	05/16/17



5.10.17

RESTON GATEWAY

RESTON, VIRGINIA

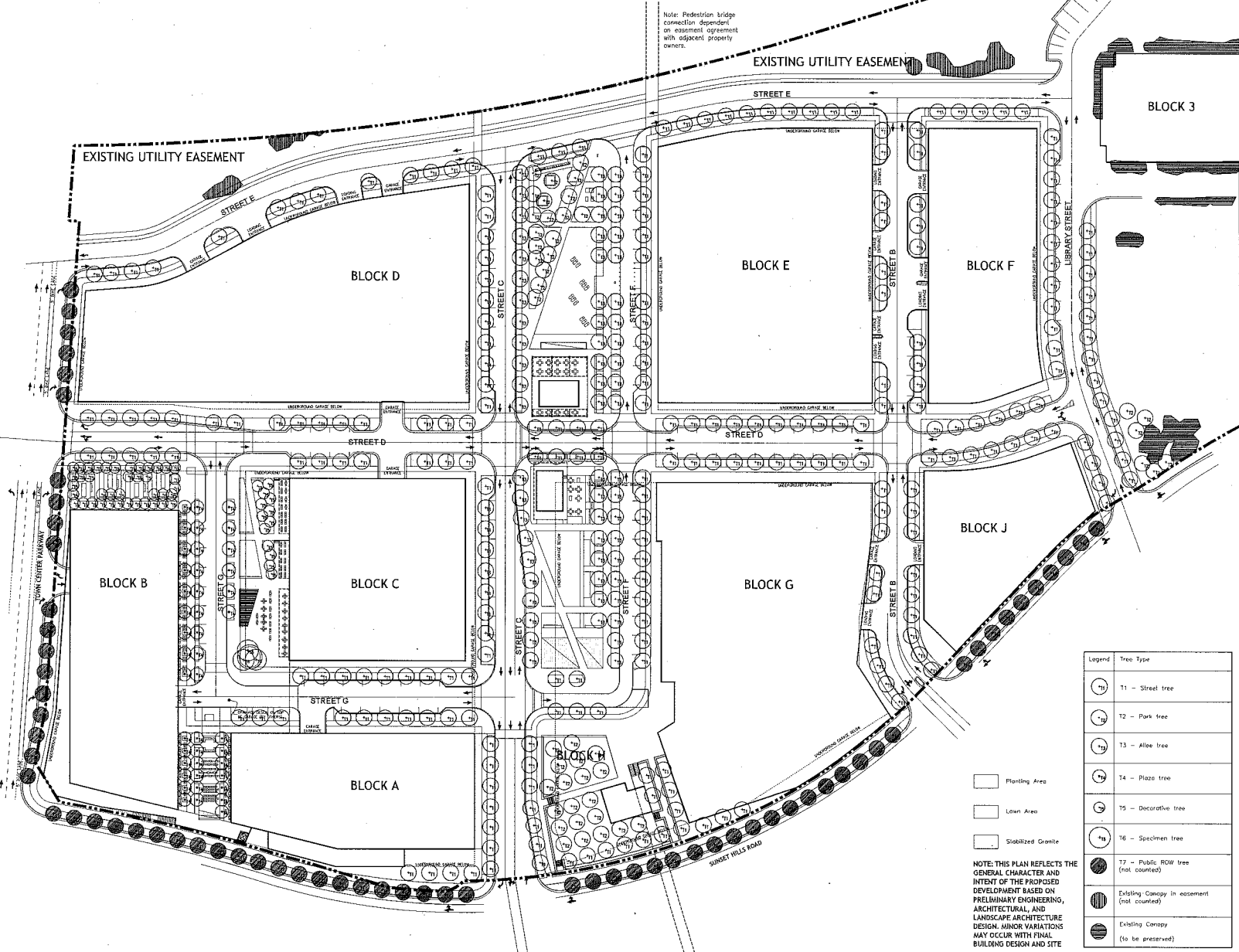
BOSTON PROPERTIES

TREE PLAN

AWARD	2016/145
Project Manager	JSMITH
Project Engineer	MDAWSON
Project Architect	SVANQUELI
Self Approval	150
Date	

L4.0

NOT ISSUED FOR CONSTRUCTION





SASAKI

Note: Pedestrian bridge connection dependent on easement agreement with adjacent property owners.

EXISTING UTILITY EASEMENT

BLOCK 3

EXISTING UTILITY EASEMENT

BLOCK D

BLOCK E

BLOCK F

BLOCK B

BLOCK C

BLOCK G

BLOCK J

BLOCK A

BLOCK H

LEGEND

- Planting Area
- Lawn Area
- Stabilized Granite
- Concrete Paving
- Unit Pavers
- Granite Pavers
- Proposed Trees
- Proposed Trees in ROW
- Existing Trees in easement
- Existing Trees to preserve

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL, AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMISSION 1	05/10/17



5.10.17

RESTON GATEWAY

RESTON, VIRGINIA

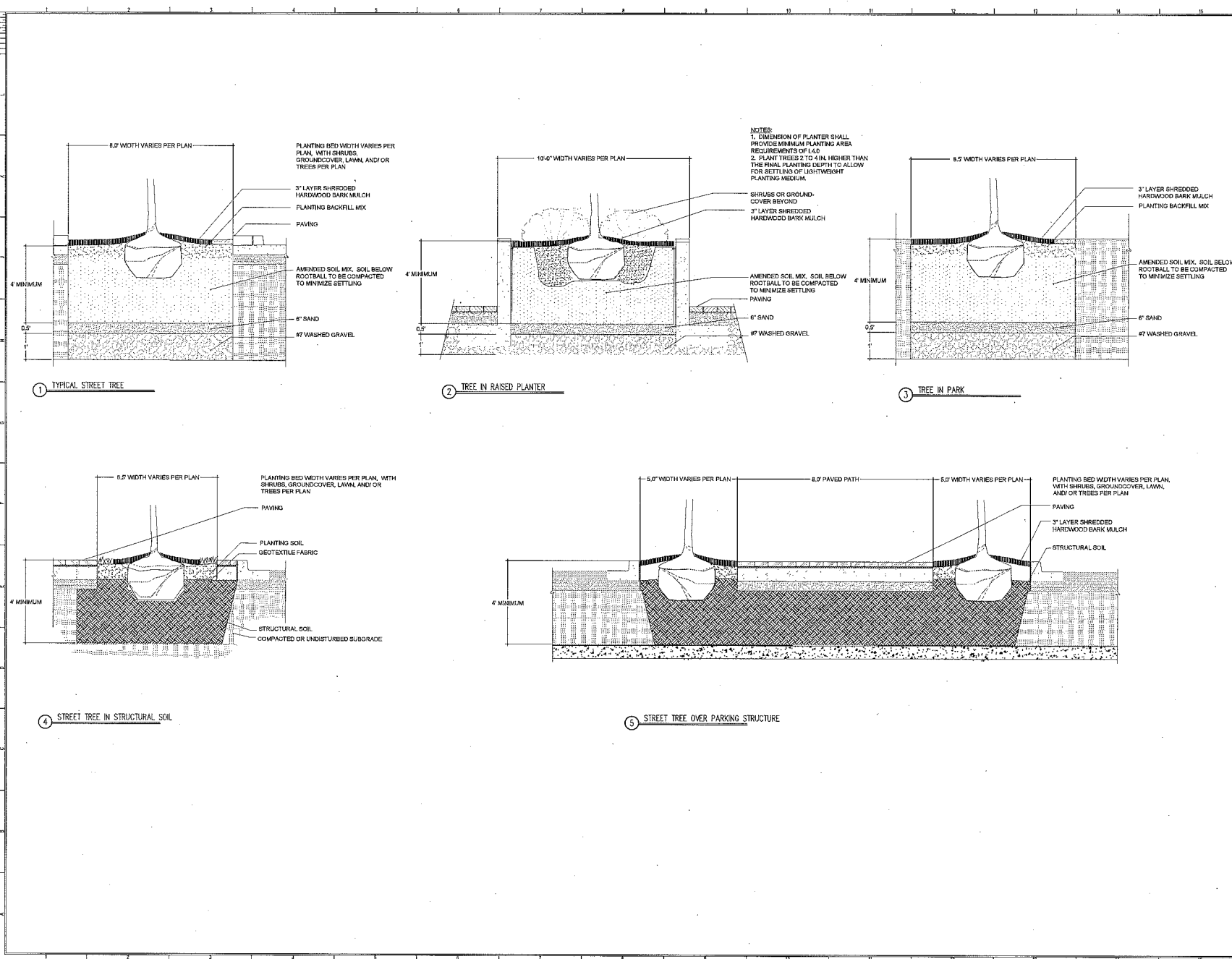
BOSTON PROPERTIES

KEY PLAN - TREE PLANTING

A. WARD	20180145
Project Manager	05/10/17
J. SMITH	
Project Engineer	
M. DAWSON	
Project Engineer	
S. VANDERKAM	
Self-Inspector	
1:50	
Scale	

L5.0

NOT ISSUED FOR CONSTRUCTION



ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMISSION 1	05/10/17



5.12.17

RESTON GATEWAY

RESTON, VIRGINIA

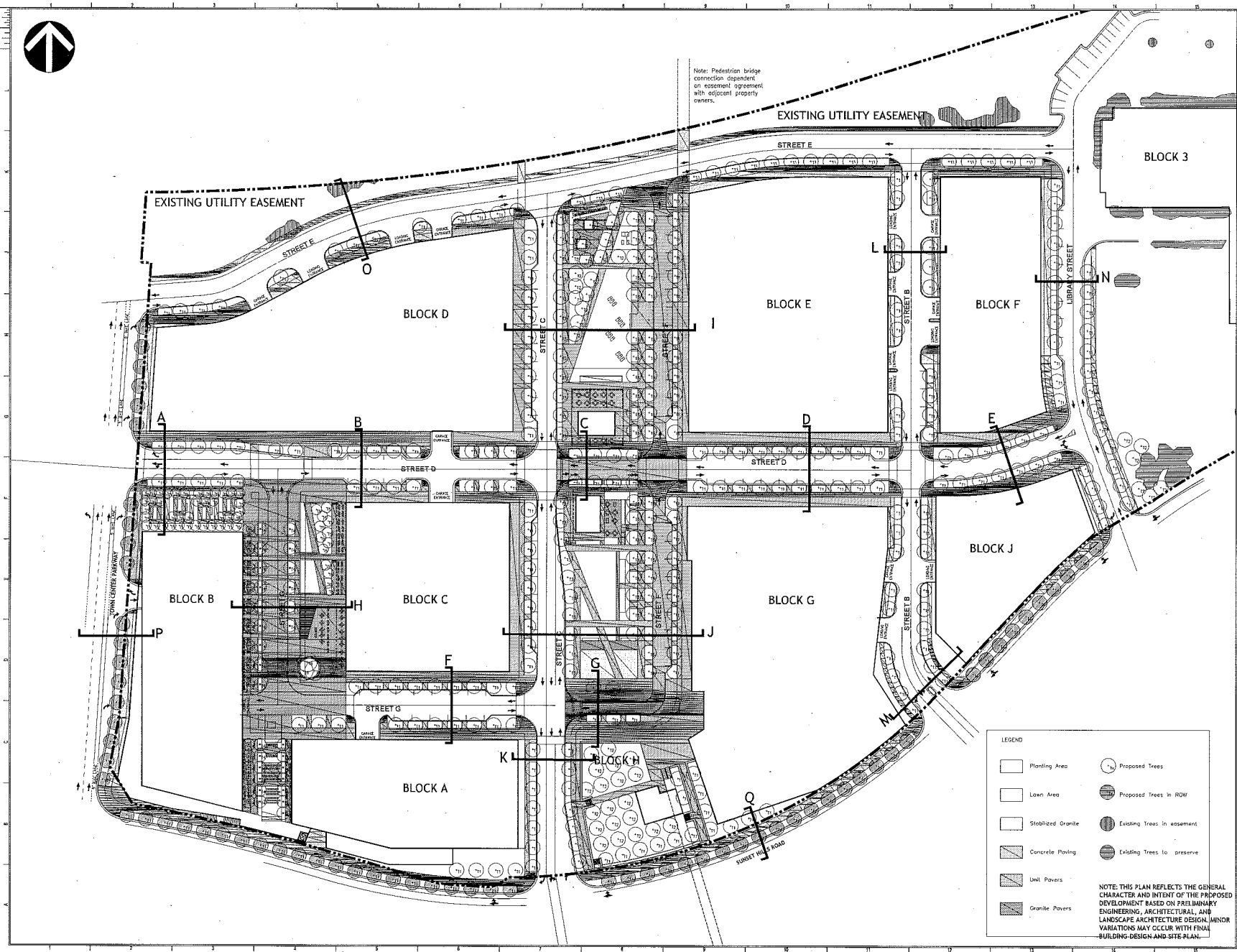
BOSTON PROPERTIES

TYP. TREE PLANTING CONDITIONS

AWARD	20160145
Prepared By	J.S.MITH
Project Manager	M.DAWSON
Project Engineer	S.VANSLIJL
Scale	1"=2'
Date	

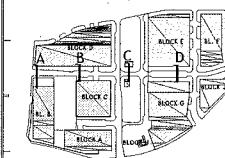
L5.1

NOT ISSUED FOR CONSTRUCTION



NOT ISSUED FOR CONSTRUCTION

ISSUANCES		
No.	Crawling Issue Description	Date
1	SUBMISSION 1	05/19/17



RESTON GATEWAY

RESTON, VIRGINIA

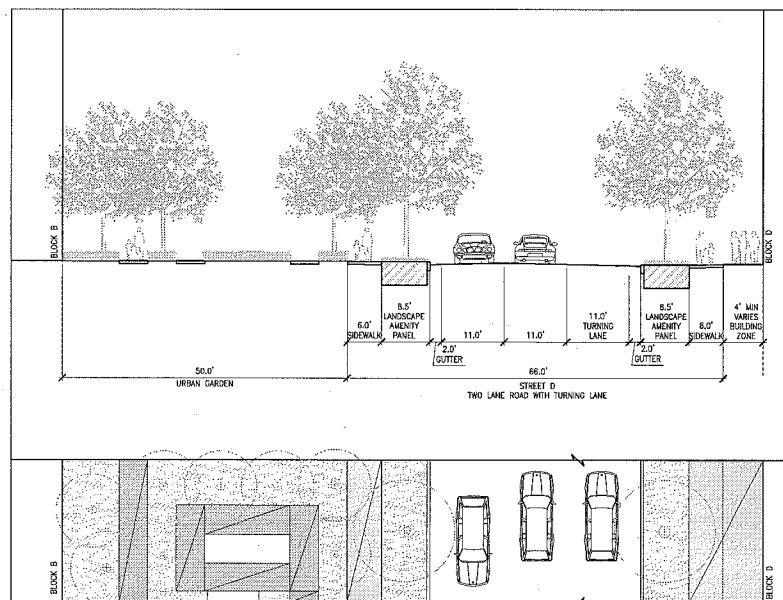
BOSTON PROPERTIES

SECTION A, B, C, D

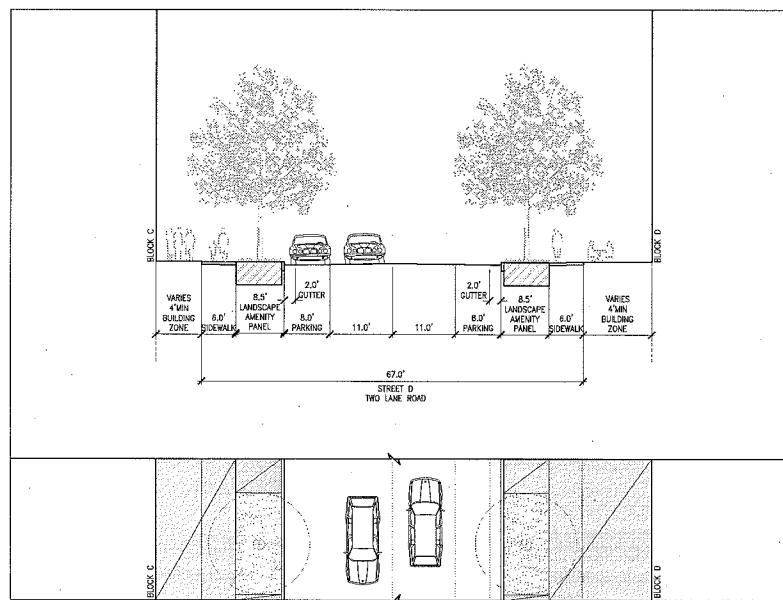
A.WARD	20160145
J.SMITH	05/19/17
M.DAWSON	
S.VANIGLEU	
1:10	
Date	

L6.1

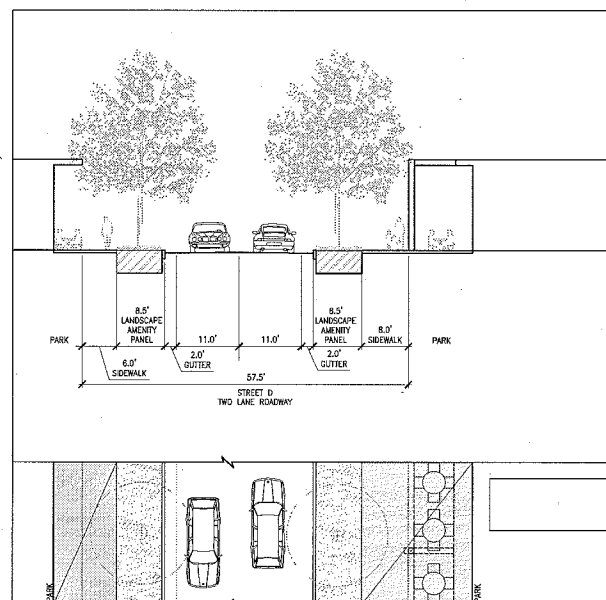
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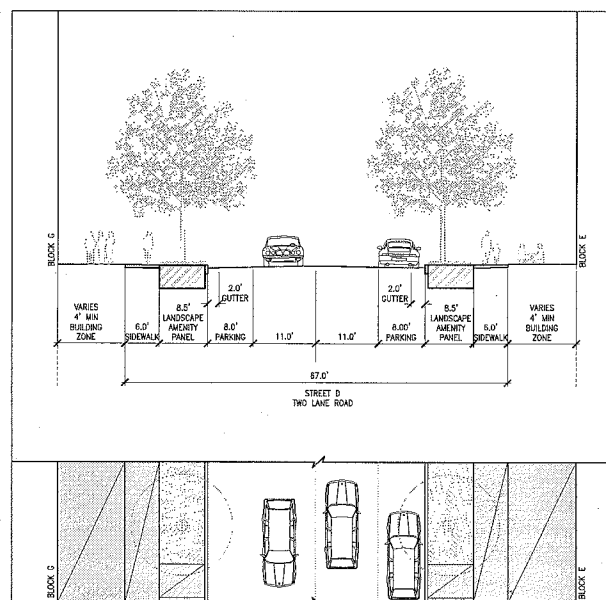
1 SECTION A - STREET D



2 SECTION B - STREET D

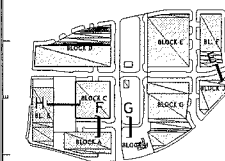


3 SECTION C - STREET D



4 SECTION D - STREET D

ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMISSION 1	05/10/17



RESTON GATEWAY

RESTON, VIRGINIA

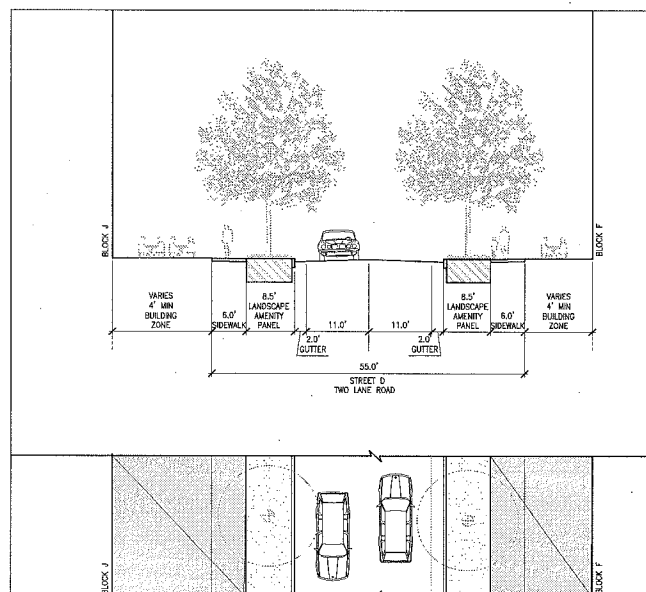
BOSTON PROPERTIES

SECTION E, F, G, H

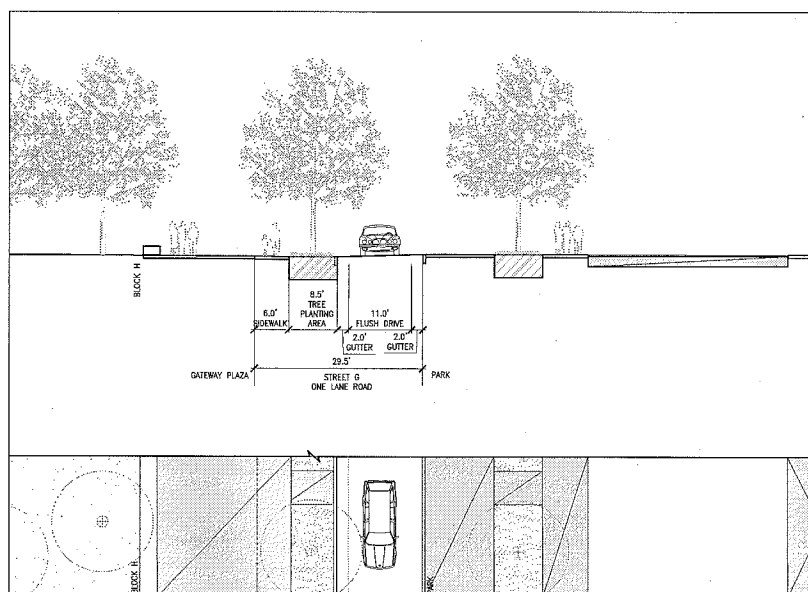
A.WARD	2/18/145
J.SMITH	05/10/17
M.DAWSON	
S.VANGUJELI	
1:10	

L6.2

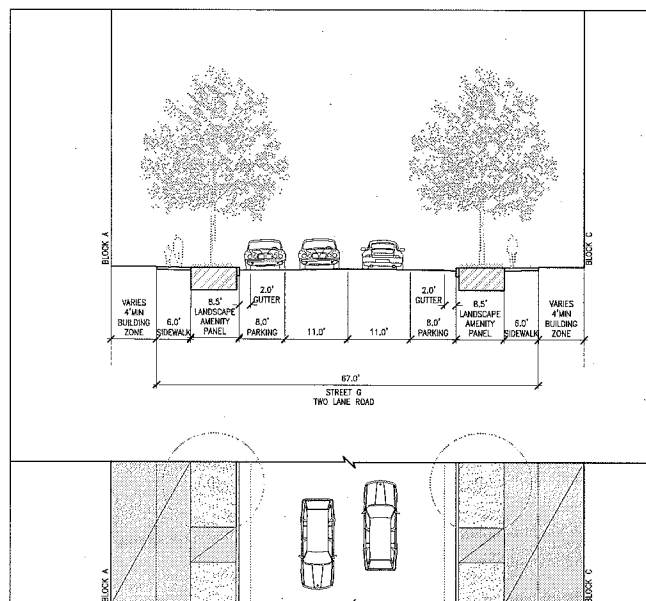
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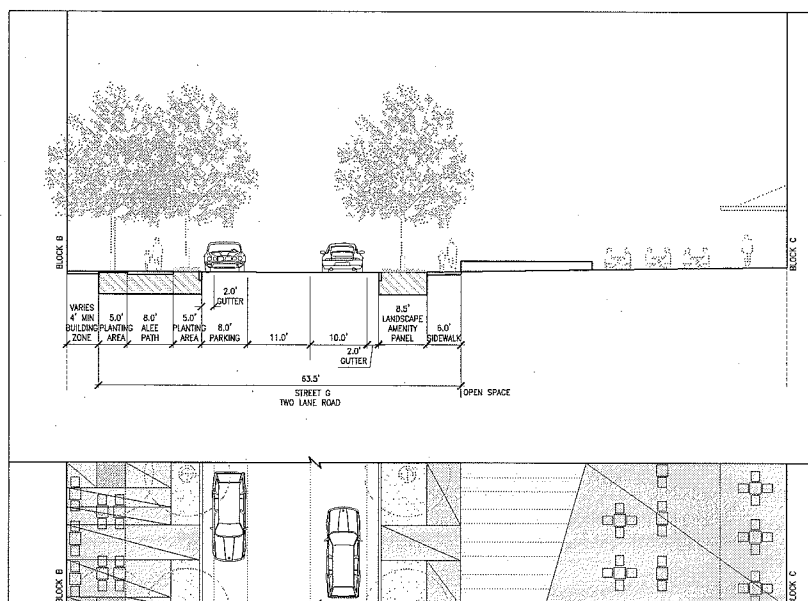
1 SECTION E - STREET D



3 SECTION G - STREET F

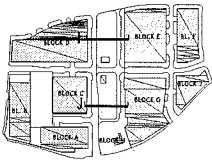


2 SECTION F - STREET G



4 SECTION H - STREET G

ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMISSION 1	05/10/17

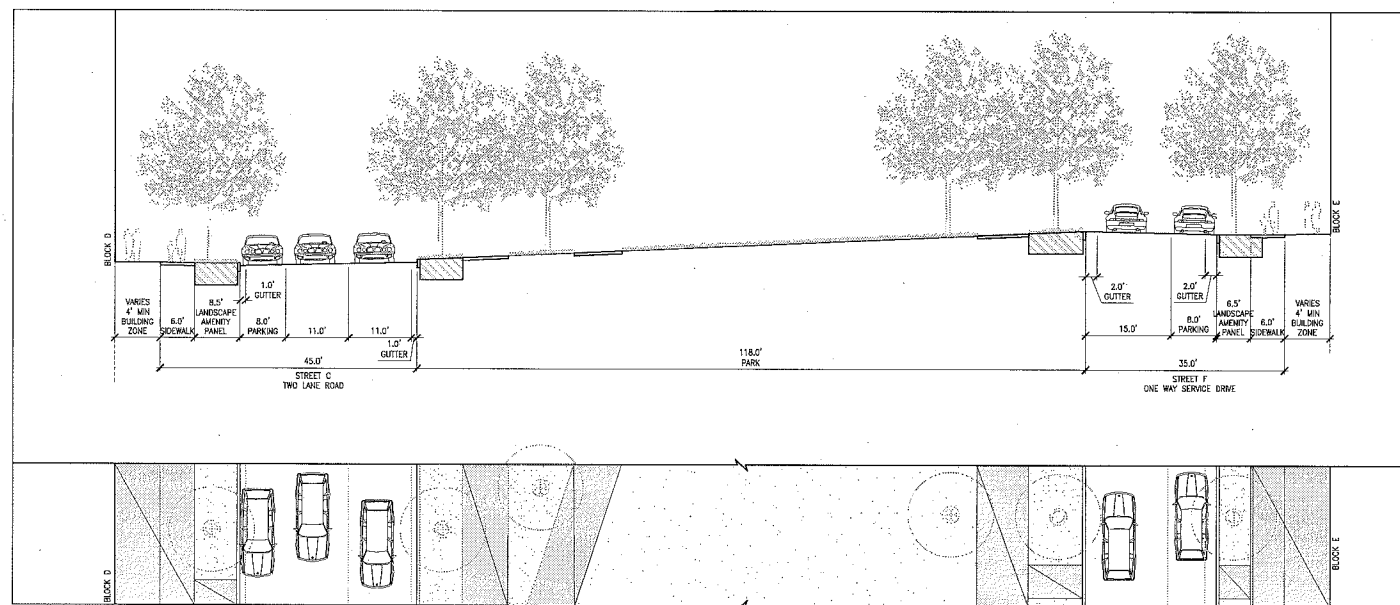


SECTION I & J

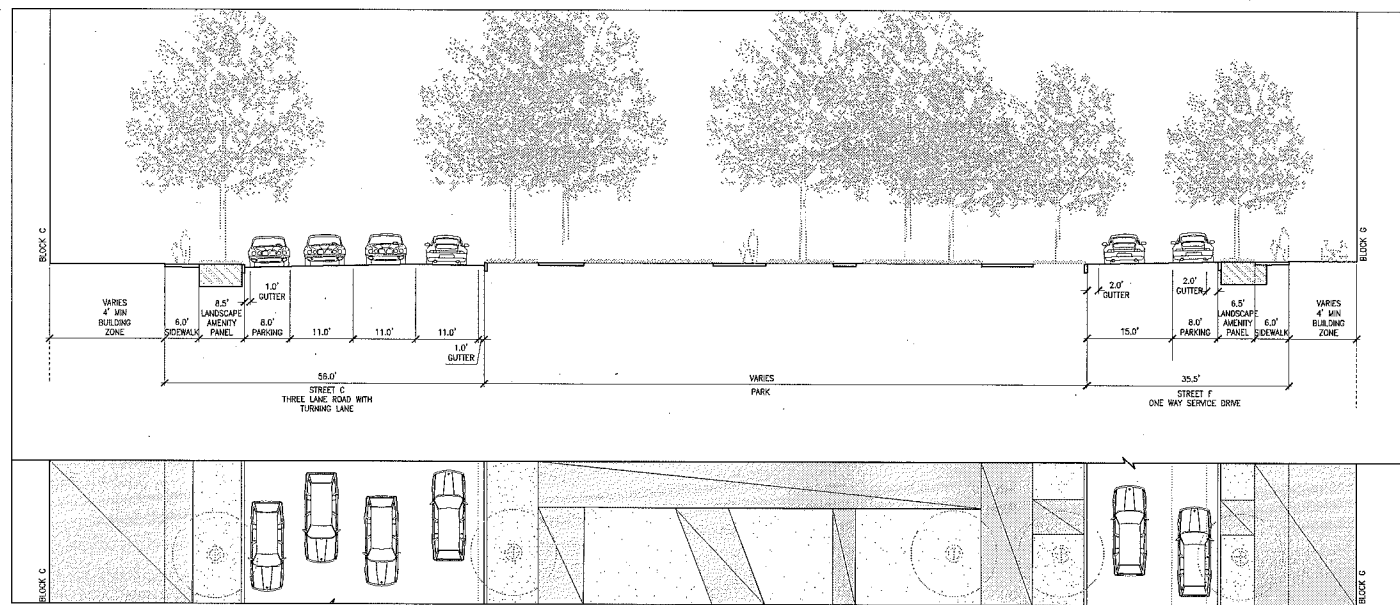
A.WARD	20160145
Frederick Charge	Present file.
J.SMITH	05/10/17
Frederick Wagoner	Date
M.DAWSON	
Present At School	
S.VANGJELI	
Staff At School	
1:10	
Grader	

L6.3

NOT ISSUED FOR CONSTRUCTION



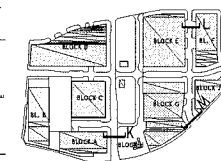
SECTION I - STREET C, NORTH PARK, STREET F



SECTION J - STREET C, SOUTH PARK, STREET F

SASAKI

ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMISSION 1	05/10/17



RESTON GATEWAY

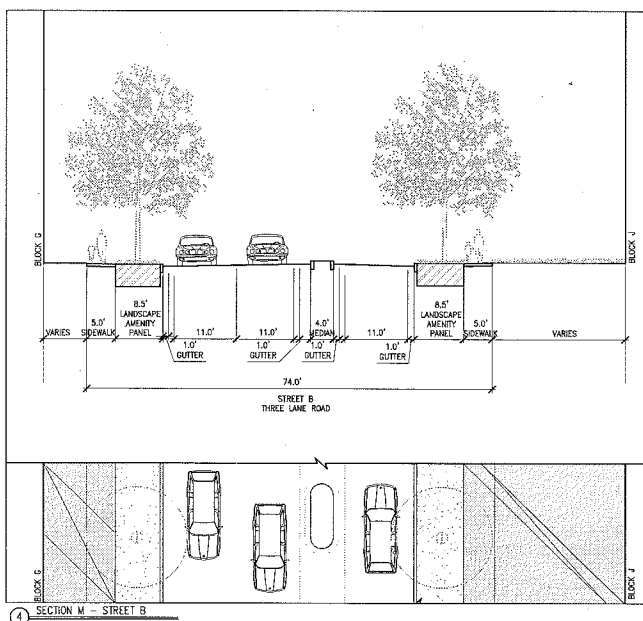
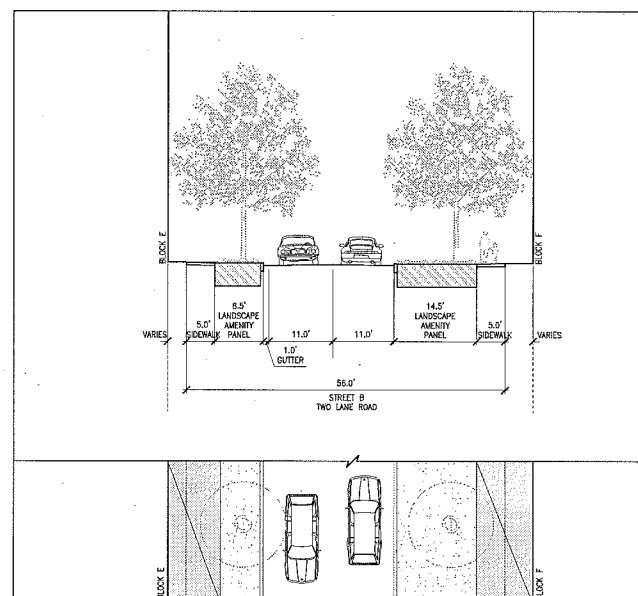
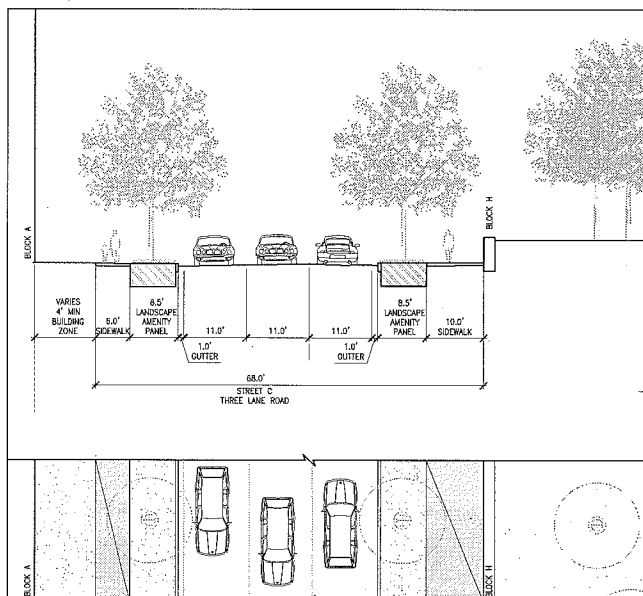
RESTON, VIRGINIA
BOSTON PROPERTIES

SECTION K, L, M

AWARD	20160145
Prepared By	JSMITH
Drawn By	JSMITH
Checked By	JSMITH
Project Manager	M. DAWSON
Project Engineer	S. VANGUJ
Scale	1"=10'
Date	05/10/17

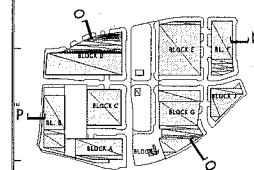
L6.4

NOT ISSUED FOR CONSTRUCTION



SASAKI

ISSUANCES		
No.	Drawing Issue Description	Date
1	SUBMISSION 1	05/10/17



RESTON GATEWAY

RESTON, VIRGINIA

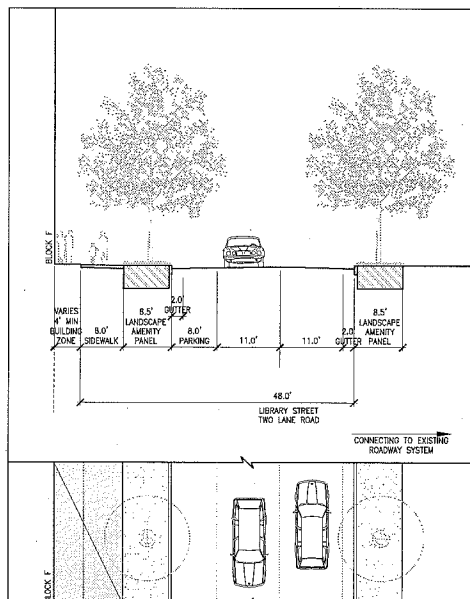
BOSTON PROPERTIES

SECTION N, O, P, Q

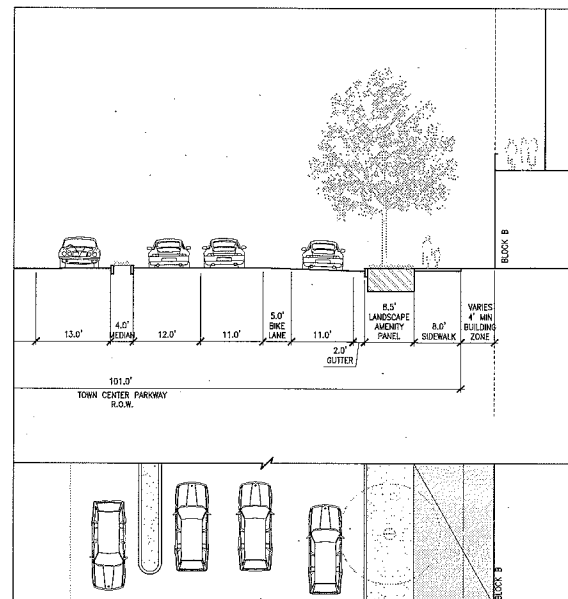
A.WARD	20160145
Project Manager	05/10/17
J.SMITH	05/10/17
Project Engineer	
M.DAWSON	
Project Engineer	
S.VANQUELI	
Staff Architect	
1:10	
Date	

L6.5

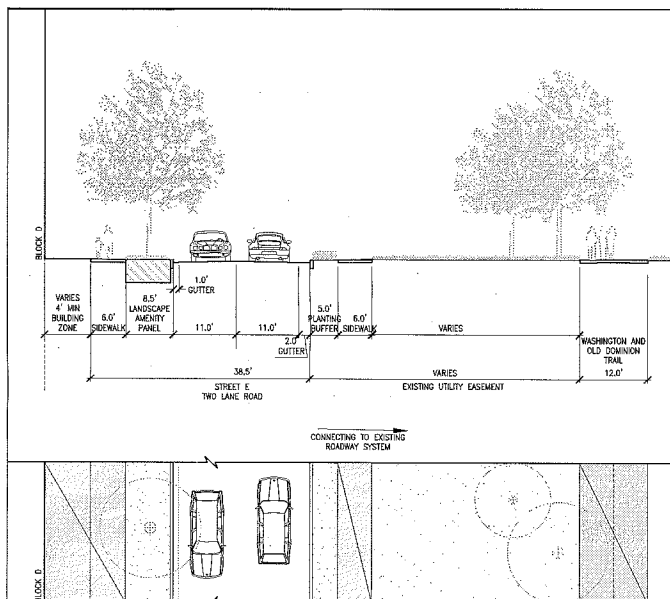
NOT ISSUED FOR CONSTRUCTION



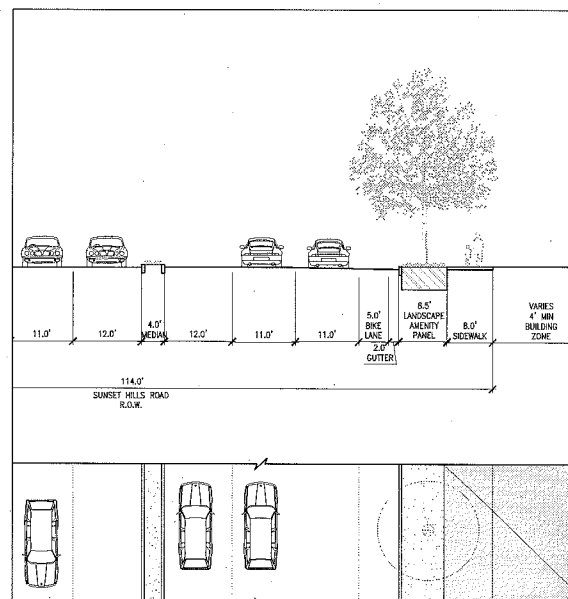
2 SECTION N - LIBRARY STREET



2 SECTION P - TOWN CENTER PARKWAY



2 SECTION O - STREET E



2 SECTION Q - SUNSET HILLS ROAD

Sub. to 50 E/107
6/23/17

REZONING AFFIDAVIT

DATE: June 15, 2017
(enter date affidavit is notarized)

I, Molly M. Novotny, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) ☐ applicant
 ☒ applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): DPA/PCA/PRC 86-C-119-
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS**, and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Boston Properties Limited Partnership Agents: Peter V. Otteni Richard H. Ellis, Jr. Kenneth F. Simmons Matthew J. Bonifant James A. Hart John J. Stroman Sean B. Sullivan	2200 Pennsylvania Ave. NW, St. 200W Washington, DC 20037	Applicant

(check if applicable) ☒ There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)DATE: June 15, 2017

(enter date affidavit is notarized)

for Application No. (s): DPA/PCA/PRC 86-C-119-

(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Discovery Square, L.L.C. Agents: Peter V. Otteni Richard H. Ellis, Jr. Kenneth F. Simmons Matthew J. Bonifant James A. Hart John J. Stroman Sean B. Sullivan	c/o Boston Properties Limited Partnership 2200 Pennsylvania Ave. NW, St. 200W Washington, DC 20037	Title Owner of Tax Map Parcels 17-3 ((01))0005 and 17-3 ((01))0005H1
Reston Corporate Center Limited Partnership Agents: Peter V. Otteni Richard H. Ellis, Jr. Kenneth F. Simmons Matthew J. Bonifant James A. Hart John J. Stroman Sean B. Sullivan	c/o Boston Properties Limited Partnership 2200 Pennsylvania Ave. NW, St. 200W Washington, DC 20037	Title Owner of Tax Map Parcel 17-3 ((01))29B
Reston Town Center Office Park Phase One Limited Partnership Agents: Peter V. Otteni Richard H. Ellis, Jr. Kenneth F. Simmons Matthew J. Bonifant James A. Hart John J. Stroman Sean B. Sullivan	c/o Boston Properties Limited Partnership 2200 Pennsylvania Ave. NW, St. 200W Washington, DC 20037	Title Owner of Tax Map Parcel 17-3 ((01))29A
Urban Engineering & Associates, Inc. (t/a Urban Ltd.) Agents: Eric S. Siegel Peter F. Crawford Ryan G. David	7712 Little River Turnpike Annandale, VA 22003	Engineer/Agent

(check if applicable)

☒

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

Rezoning Attachment to Par. 1(a)

DATE: June 15, 2017
(enter date affidavit is notarized)for Application No. (s): DPA/PCA/PRC 86-C-119-
(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson Lawrence E. Sefcik Brian J. Horan Lester E. Adkins, III John F. Cavan, IV Andrew C. Buntua August W. Steinhilber Robert M. Browning Justin B. Schor Federico Tallis	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Engineer/Agent
Sasaki Associates, Inc. Agents: Alan L. Ward Mark O. Dawson Joel A. Smith Sonja Vangjeli	64 Pleasant Street Watertown, MA 02472	Landscape Architect/Agent
Solomon, Cordwell, Buenz & Associates, Inc. Agents: John C. Lahey Mark J. Frisch Gary L. Kohn Devon G. Patterson Theodore C. Strand Clara I. Wineberg Sean A. Witty David A. Seglin	625 North Michigan Avenue Suite 800 Chicago, IL 60611	Architect/Agent

(check if applicable)

☒

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

Rezoning Attachment to Par. 1(a)DATE: June 15, 2017
(enter date affidavit is notarized)for Application No. (s): DPA/PCA/PRC 86-C-119-
(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Cooper Carry Agents: David W. Kitchens Robert F. Uhrin Andrea MN. Schaub Stephen M. Smith Lloyd L. Golding (Layton) Abbey L. Oklak Lauren P. Ford Jason A. Albers Matt D. Guelcher Ashvini Mary Dinoy James E. Spencer Brian R. Gongaware	625 North Washington St., Suite 200 Alexandria, VA 22314	Architect/Agent
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Jill S. Parks Brian J. Winterhalter Amanda R. Williams Ben I. Wales Molly M. Novotny Samantha R. Steketee Jason L. Beske Danielle N. Stephens	One Freedom Square Reston Town Center 11951 Freedom Drive, Suite 1400 Reston, Virginia 20190	Attorney/Agent

(check if applicable)

[]

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: June 15, 2017
 (enter date affidavit is notarized)

for Application No. (s): DPA/PCA/PRC 86-C-119-
 (enter County-assigned application number(s))

- 1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
 Boston Properties LLC
 2200 Pennsylvania Ave. NW, St. 200W
 Washington, DC 20037

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Boston Properties, Inc. - Member
 Boston Properties Limited Partnership - Managing Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer, etc.**)

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: June 15, 2017
(enter date affidavit is notarized)

for Application No. (s): DPA/PCA/PRC 86-C-119-
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA 02199

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☒ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Boston Properties, Inc. is a publicly traded company listed as BXP on the NYSE.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: June 15, 2017
(enter date affidavit is notarized)

for Application No. (s): DPA/PCA/PRC 86-C-119-
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Discovery Square, L.L.C.
c/o Boston Properties Limited Partnership
2200 Pennsylvania Ave. NW, St. 200W
Washington, DC 20037

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Boston Properties Limited Partnership, managing member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Peter D. Johnston, Executive Committee; Raymond A. Ritchey, Executive Committee

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Urban Engineering & Associates, Inc.
(t/a Urban, Ltd.)
7712 Little River Turnpike, Annandale, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

J. Edgar Sears, Jr.
Brian A. Sears

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)DATE: June 15, 2017
(enter date affidavit is notarized)for Application No. (s): DPA/PCA/PRC 86-C-119-
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22101**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☒ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns more than 10% of any class of stock.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

None

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)Cooper Carry
625 North Washington St., Suite 200
Alexandria, VA 22314**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Kevin R. Cantley, Roger L. Miller, Gar F. Muse

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: June 15, 2017
(enter date affidavit is notarized)

for Application No. (s): DPA/PCA/PRC 86-C-119-
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Sasaki Associates, Inc.
64 Pleasant Street
Watertown, MA 02472

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☒ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Solomon, Cordwell, Buenz & Associates, Inc.
625 N. Michigan Avenue, Suite 800
Chicago, IL 60611

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

John C. Lahey
Gary L. Kohn
Christopher T. Pemberton

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: June 15, 2017
(enter date affidavit is notarized)

for Application No. (s): DPA/PCA/PRC 86-C-119-
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

Cooley LLP
11951 Freedom Drive, Suite 1400
Reston, VA 20190

(check if applicable) ☒ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Gian-Michele a Marca
Jane K. Adams
Peter M. Adams
Maureen P. Alger
DeAnna D. Allen
Mazda K. Antia
Orion (nmi) Armon
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
Michael D. Basile
Mark (nmi) Beckett
Ben (nmi) Beerle
Keith J. Berets

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)DATE: June 15, 2017

(enter date affidavit is notarized)

for Application No. (s): DPA/PCA/PRC 86-C-119-
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (Continued)
11951 Freedom Drive, Suite 1400
Reston, VA 20190(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)Ann (nmi) Bevitt
Laura Grossfield Birger
Ryan E. Blair
Thomas A. Blinka
Nicholas (nmi) Bolter
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
David (nmi) Bresnick
Matthew J. Brigham
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne, III
Matthew T. Browne
Peter F. Burns
John T. Byrnes
Robert T. Cahill
Luke T. Cadigan
Antonio J. Calabrese
Christopher C. Campbell
Matthew (nmi) Caplan
Lynda K. Chandler
Adam C. Chase
Reuben H. Chen
William T. Christiansen II
John A. ClarkSean M. Clayton
John A. Clendenin
Thomas A. Coll
Joseph W. Conroy
Christopher (nmi) Coulter
James R. Crabtree
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Scott D. Dailard
Benjamin G. Damstedt
Craig E. Dauchy
Mark J. Deem
Manya (nmi) Deehr
Louise M. Delahunty
Renee R. Deming
Karen E. Deschaine
Darren K. DeStefano
Sarah (nmi) diFrancesca
Eric W. Doherty
William P. Donovan Jr.
Michelle C. DoolinJoseph M. Drayton
Matthew P. Dubofsky
Christopher B. Durbin
John C. Dwyer
Shannon M. Eagan
Erik S. Edwards
Ivor R. Elrifi
Gordon H. Empey
Sonya F. Erickson
Heidi A. Erlacher
Mark C. Everiss
Michael R. Faber
Lester J. Fagen
Jesse D. Farmer
Brent D. Fassett
Christopher M. Finney
M. Wainwright Fishburn Jr.
Patrick (nmi) Flanagan
Carlton (nmi) Fleming
Rod (nmi) Freeman
Thomas J. Friel
Francis M. Fryscak
Koji F. Fukumura
James F. Fulton Jr.
W. Andrew H. Gantt III
Eamonn J. Gardner(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)DATE: June 15, 2017
(enter date affidavit is notarized)for Application No. (s): DPA/PCA/PRC 86-C-119-
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (continued)
11951 Freedom Drive, Suite 1400
Reston, VA 20190(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)Jon E. Gavenman
Bobby A. Ghajar
Patrick E. Gibbs
Colleen P. Gillis
Jonathon C. Glass
Todd J. Gluth
Daniel I. Goldberg
Wendy C. Goldstein
Kathleen A. Goodhart
Seth (nmi) Gottlieb
Shane L. Goudey
Jonathan G. Graves
Jacqueline I. Grise
Kenneth L. Guernsey
Patrick P. Gunn
Divakar (nmi) Gupta
Jeffrey M. GutkinWilliam N. Haddad
John B. Hale
Charles (nmi) Haley
Alan (nmi) Hambelton
Danish (nmi) Hamid
Laurence M. Harris
M. R. Hartman III
Bernard L. Hatcher
Matthew B. Hemington
Cathy Rae Hershcopf
Gordon K. Ho
Nicholas A. Hobson
Paula E. Holland
Lila W. Hope
C. Thomas Hopkins
Reginald Ronald Hopkinson
Richard M. Hopley
Mark M. HrenyaBrendan J. Hughes
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Robert L. Jones
Jeffrey M. Kaban
Richard S. Kanowitz
Kimberley J. Kaplan-Gross
Jeffrey S. Karr
Joshua A. Kaufman
Natasha E. Kaye(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)DATE: June 15 2017
(enter date affidavit is notarized)for Application No. (s): DPA/PCA/PRC 86-C-119-
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (Continued)
11951 Freedom Drive, Suite 1400
Reston, VA 20190(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Heidi L. Keefe	J. Patrick Loofbourrow	M. Howard Morse
David R. Kendall	Mark C. Looney	Phillip E. Morton
Jason L. Kent	Robert B. Lovett	Colm D. Murphy
Mehdi (nmi) Khodadad	Siana (nmi) Lowrey	Frederick T. Muto
Adit (nmi) Khorana	Haibo J. Lu	Danielle E. Naftulin
Charles S. Kim	Edward J. Lukins	Ryan E. Naftulin
Kevin M. King	Andrew P. Lustig	Jeremy M. Naylor
Benjamin H. Kleine	Nicola A. Maguire	Stephen C. Neal
Michael J. Klisch	Joshua O. Mates	Ian (nmi) O'Donnell
Jonie (nmi) Kondracki	James J. Maton	Garth A. Osterman
Jason M. Koral	Mika Reiner Mayer	Rama (nmi) Padmanabhan
Barbara A. Kosacz	Robert M. McDowell	Kathleen M. Pakenham
Kenneth J. Krisko	Michael J. McGrail	Timothy G. Patterson
Carol Denise Laherty	Becket (nmi) McGrath	Matthew (nmi) Pavao
Mark F. Lambert	John T. McKenna	Sarah E. Pearce
Matthew E. Langer	Bonnie Weiss McLeod	Anne H. Peck
Samantha M. LaPine	Lowell (nmi) Mead	David G. Peinsipp
Ray (nmi) LaSoya	Mark A. Medearis	Nicole K. Peppe
John G. Lavoie	Laura M. Medina	Kevin J. Perry
Brian F. Leaf	Beatriz (nmi) Mejia	Robert W. Phillips
Pang (nmi) Lee	Craig A. Menden	Susan Cooper Philpot
Robin J. Lee	Erik B. Milch	Yvan-Claude J. Pierre
Jamie K. Leigh	Chadwick L. Mills	Frank V. Pietrantonio
Natasha V. Leskovsek	David E. Mills	Mark B. Pitchford
Shira Nadich Levin	J. Kevin Mills	Noah (nmi) Pittard
Alan (nmi) Levine	Barbara R. Mirza	Adam (nmi) Pivovar
Michael S. Levinson	Patrick J. Mitchell	Michael L. Platt
Stephane (nmi) Levy	Phil (nmi) Mitchell	Christian E. Plaza
Elizabeth L. Lewis	Ali M. Mojdehi	Aaron M. Pomeroy
Jeffrey (nmi) Libson	Ann M. Mooney	Marya A. Postner
Michael R. Lincoln	Timothy J. Moore	Steven M. Przesmicki
James C. Linfield		Frank F. Rahmani
Samuel M. Livermore		Marc A. Recht
Douglas P. Lobel		Michael G. Rhodes
		Michelle S. Rhyu
		Lyle D. Roberts

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)DATE: June 15, 2017

(enter date affidavit is notarized)

for Application No. (s): DPA/PCA/PRC 86-C-119-

(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (Continued)
 11951 Freedom Drive, Suite 1400
 Reston, VA 20190

(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Paul A. Roberts	Whitty (nmi) Somvichian	Mark Windfeld-Hansen
John W. Robertson	Geoffrey (nmi) Starr	David J. Wittenstein
Ricardo (nmi) Rodriguez	Anthony M. Stiegler	Nancy H. Wojtas
Kenneth J. Rollins	Justin M. Stock	Amy M. Wood
Kevin K. Rooney	Steven M. Strauss	J. Peyton Worley
Stephen H. Rosen	Marc (nmi) Suskin	Nan (nmi) Wu
Andrew E. Roth	M. Anne Swanson	Walter (nmi) Wu
Adam J. Ruttenberg	C. Scott Talbot	Summer J. Wynn
Akash (nmi) Sachdeva	Mark P. Tanoury	Babak (nmi) Yaghmaie
Thomas R. Salley	Joseph (nmi) Teja Jr.	Jonathan (nmi) Yorke
Ryan (nmi) Sansom	Avital Sealman Tene	David R. Young
Marco A. Santori	Gregory C. Tenhoff	Troy (nmi) Zander
Glen Y. Sato	Michael E. Tenta	Christina (nmi) Zhang
Martin S. Schenker	Rachel (nmi) Thorn	
Marc G. Schildkraut	Michael R. Tollini	
Michelle G. Schulman	Steven J. Tonsfeldt	
William J. Schwartz	Michael S. Tuscan	
Eric J. Schwartzman	Jessica I. Valenzuela Santamaria	
Ellen A. Scordino	Seth (nmi) Van Aalten	
Audrey K. Scott	Joseph J. Vaughan	
John H. Sellers	Miguel J. Vega	
Ian R. Shapiro	Erich E. Veitenheimer, III	
Michael N. Sheetz	Aaron J. Velli	
Jordan A. Silber	David A. Walsh	
Brent B. Siler	Mark B. Weeks	
Ian D. Smith	Mark R. Weinstein	
Stephen R. Smith	Thomas S. Welk	
	Peter H. Werner	
	Scott B. Weston	
	Francis R. Wheeler	
	John N. Wilkinson	
	Geoffrey T. Willard	
	Andrew S. Williamson	
	Peter J. Willsey	

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: June 15, 2017
(enter date affidavit is notarized)

for Application No. (s): DPA/PCA/PRC 86-C-119-
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Boston Properties Limited Partnership
800 Boylston Street, Suite 1900
Boston, MA 02199

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Boston Properties, Inc. - General Partner

There are over 200 limited partners in this
real estate investment fund, none of whom
own 10% or more

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: June 15, 2017

(enter date affidavit is notarized)

for Application No. (s): DPA/PCA/PRC 86-C-119-
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Reston Corporate Center Limited Partnership
c/o Boston Properties Limited Partnership
2200 Pennsylvania Ave. NW, St. 200W, Washington, DC 20037

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Boston Properties LLC - General Partner

Boston Properties Limited Partnership -
Limited Partner

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: June 15, 2017

(enter date affidavit is notarized)

for Application No. (s): DPA/PCA/PRC 86-C-119-

(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Reston Town Center Office Park Phase One Limited Partnership
c/o Boston Properties Limited Partnership
2200 Pennsylvania Ave. NW, St. 200W, Washington, DC 20037

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Boston Properties LLC - General Partner

Boston Properties Limited Partnership -
Limited Partner

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: June 15, 2017
(enter date affidavit is notarized)

for Application No. (s): DPA/PCA/PRC 86-C-119-
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: June 15, 2017
 (enter date affidavit is notarized)

for Application No. (s): DPA/PCA/PRC 86-C-119-
 (enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

Molly M. Novotny, Planner

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 15th day of June, 2017, in the State of Virginia, County/City of Fairfax.

My commission expires: 10/31/2018

